

Strategic Environmental Assessment (SEA) for the Arches Neighbourhood Plan

SEA Scoping Report

The Arches 'Chatham' Neighbourhood Forum

July 2021

Quality information

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Revision	Revision date	Details	Name	Position
V1.0	29 th July 2021	Draft for Forum comment	Nick Chisholm- Batten	Associate Director

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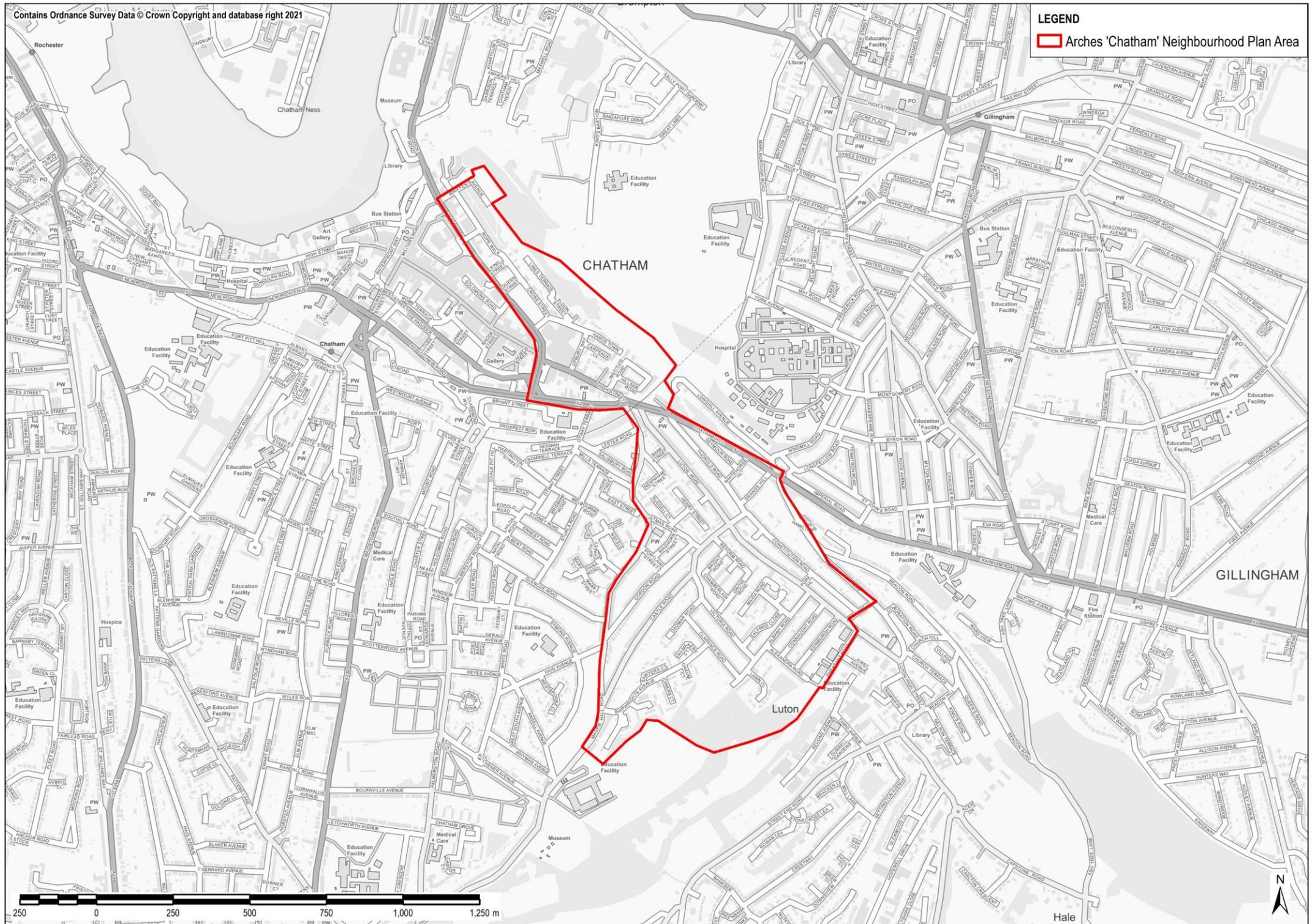
Front cover picture: Chatham Naval Memorial (located just outside of the Neighbourhood Plan area)

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LEGEND

Arches 'Chatham' Neighbourhood Plan Area



1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Arches Neighbourhood Plan, which, when made, will cover part of Chatham town centre in Kent.
- 1.2 The Arches Neighbourhood Plan is being prepared under the Localism Act (2011) and the Neighbourhood Planning (General) Regulations 2012. It is being prepared to be in general conformity with the Medway Local Plan 2003, with due regard to the emerging Medway Local Plan (2019 to 2037).
- 1.3 Key information relating to the Arches Neighbourhood Plan is presented in **Table 1-1**.

Table 1-1: Key facts relating to the Arches Neighbourhood Plan

Name of Responsible Authority	Arches ‘Chatham’ Neighbourhood Forum
Title of Plan	Arches Neighbourhood Plan
Subject	Neighbourhood planning
Purpose	<p>The Arches Neighbourhood Plan (ANP) is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Adopted Medway Local Plan (2003- 2018), with due regard given to the emerging Medway Local Plan (2019- 2037).</p> <p>The ANP will be used to guide and shape development within the Neighbourhood Plan area.</p>
Timescale	To 2037
Area covered by the plan	The Plan area covers part of the town centre of Chatham. The boundary is highlighted in Figure 1.1 .
Summary of content	The ANP will set out a vision, strategy, and range of planning policies for the Neighbourhood Plan area.
Plan contact point	secretary@archesnp.org.uk

Developing the Neighbourhood Plan

- 1.4 The Neighbourhood Plan area falls within Chatham town centre and aligns with the defined boundary of the Arches Big Local (which identifies an area that is defined by types of socio-economic data). The northern boundary is at Whiffens Avenue, and this street connects the western boundary (the A231/A2 and Magpie Hall Road) and eastern boundary (following the pathways of the Great Lines Heritage Park). The southern boundary follows Ambrose Hill from Upper Luton Road. The area is mainly bounded by the topography or major road networks which act as physical barriers.
- 1.5 The ANP must be in general conformity with the strategic policies of the development plan for Medway, in line with footnote 16 of the National Planning Policy Framework (NPPF).¹ Additionally, the NPPF states that “*local planning authorities may give weight to relevant policies in emerging plans*” according to set criteria which includes its stage of preparation. In this respect the ANP is being prepared to be in general conformity with the Medway Local Plan 2003, with due regard to the emerging Medway Local Plan (2019 to 2037).
- 1.6 The current Medway Local Plan was adopted in 2003. Medway Council are currently progressing the emerging Local Plan (2019- 2037), which will replace the adopted Plan. A Regulation 18 consultation on a proposed ‘Development Strategy’ was conducted in 2018, and the draft plan will be published for Regulation 19 consultation later in 2021. It will then be submitted for independent examination in 2022.

SEA explained

- 1.7 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effects. Through this approach, the SEA for the ANP seeks to maximise the emerging plan’s contribution to sustainable development.
- 1.8 SEA is undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.9 The Neighbourhood Plan has been screened in as requiring an SEA due to the plan being likely to allocate land for development, local historic environment sensitivities and the presence of internationally designated biodiversity sites in the wider area.
- 1.10 This Scoping Report seeks to establish a suggested scope for the SEA. A key procedural requirement of the SEA Regulations is to present this scope for the SEA, so that the designated authorities (Historic England, Natural England and the Environment Agency) can provide timely comment.

¹ MHCLG (2019) National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

SEA scoping explained

1.11 Developing the draft scope for the SEA as presented in this report has involved the following steps:

- Exploring the policy context for the ANP and the SEA to summarise the key messages arising;
- Establishing the baseline for the SEA (i.e. the current and future situation in the area in the absence of the Neighbourhood Plan) in order to help identify the plan's likely significant effects;
- Identifying particular problems or opportunities ('issues') that should be a particular focus of the SEA; and
- Considering this information to develop a SEA framework comprising SEA objectives and assessment questions, which can then be used as a guiding framework for the subsequent assessment.

1.12 The scope is explored and presented under a series of key environmental themes as follows:

- Air quality
- Biodiversity
- Climate change (including flood risk)
- Historic environment and townscape
- Land, soil, and water resources
- Community wellbeing

1.13 The selected environmental themes incorporate the 'SEA topics' suggested by Annex I (f) of the SEA Directive.² These were refined to reflect a broad understanding of the anticipated scope of plan effects. The discussion of the scoping information for each theme, and SEA framework, is presented in **Chapters 2 to 7**. Each proposal within the emerging ANP will be assessed consistently using this framework.

² The SEA Directive (Directive 2001/42/EC) is 'of a procedural nature' (para 9 of the Directive preamble) and does not set out to prescribe particular issues that should and should not be a focus, beyond requiring a focus on 'the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors'

2. Air quality

- 2.1 This theme focuses on air pollution, in particular; air quality exceedances (including associated with Air Quality Management Areas) and air quality issues associated with the main road network.

Policy context

- 2.2 **Table 2-1** (below) presents the most relevant documents identified in the policy review for the purposes of the Arches Neighbourhood Plan SEA.

Table 2-1 Plans, policies and strategies reviewed in relation to air quality

Document Title	Year of publication
<u>National Planning Policy Framework (NPPF)</u>	2019
<u>The Clean Air Strategy</u>	2019
<u>UK plan for tackling roadside nitrogen dioxide concentrations</u>	2017
<u>A Green Future: Our 25 Year Plan to Improve the Environment</u>	2018
<u>Adopted Medway Local Plan (MLP)</u>	2003
<u>Emerging Medway Local Plan (2019- 2037) (EMLP)</u>	2019
<u>Medway Air Quality Action Plan (AQAP)</u>	2015

- 2.3 The key messages emerging from the review are summarised below:
- The ANP will be required to be in general conformity with the NPPF, which predominantly seeks early planning to reduce/ mitigate air quality impacts in development and to take advantage of opportunities to improve air quality. Measures to improve air quality include traffic and travel management and green infrastructure provision. Strategic development is expected to be focused in locations that have or will be provided with high levels of accessibility; supporting both a reduced need to travel and offering a genuine choice of transport modes. Smaller-scale development should consider the potential for cumulative effects in relation to air quality.
 - To improve air quality across the UK, national strategies have, in the last few decades, focused on regulatory frameworks, investment by industry in cleaner processes and a shift in the fuel mix towards cleaner forms of energy (largely at point sources). Whilst there are dedicated strategies to reducing roadside emissions (as a significant source of nitrogen dioxide emissions), recent objectives outlined in the Clean Air Strategy seek to recognise wider sources (including smaller contributors and diffuse sources) that contribute to poor air quality. These include power generation, heating homes, producing food, manufacturing consumer goods, and powering transport.

- The ANP will also be required to be in general conformity with the adopted Local Plan which contains policies relating to air quality, alongside the policies of the emerging Local Plan.
- Air Quality Management Areas (AQMAs) are declared in areas which exceed national objectives for levels of particulates, nitrogen dioxide, sulphur dioxide, ozone, benzene, polycyclic aromatic hydrocarbons, butadiene, carbon monoxide, lead and/ or nitrogen oxides. Where exceedances exist, areas are declared as Air Quality Management Areas (AQMAs) and local authorities are required to produce an Air Quality Action Plan (AQAP) to improve air quality in the area.
- There are four AQMAs in Medway as of 2021. Subsequently, Medway Council's Air Quality Action Plan (AQAP) has identified measures to improve air quality and improve the lives of those living within AQMAs as well as the wider population.
- The Medway Air Quality Communications Strategy is intended to support the goals of the AQAP by increasing awareness regarding the health impacts of air pollution in Medway.

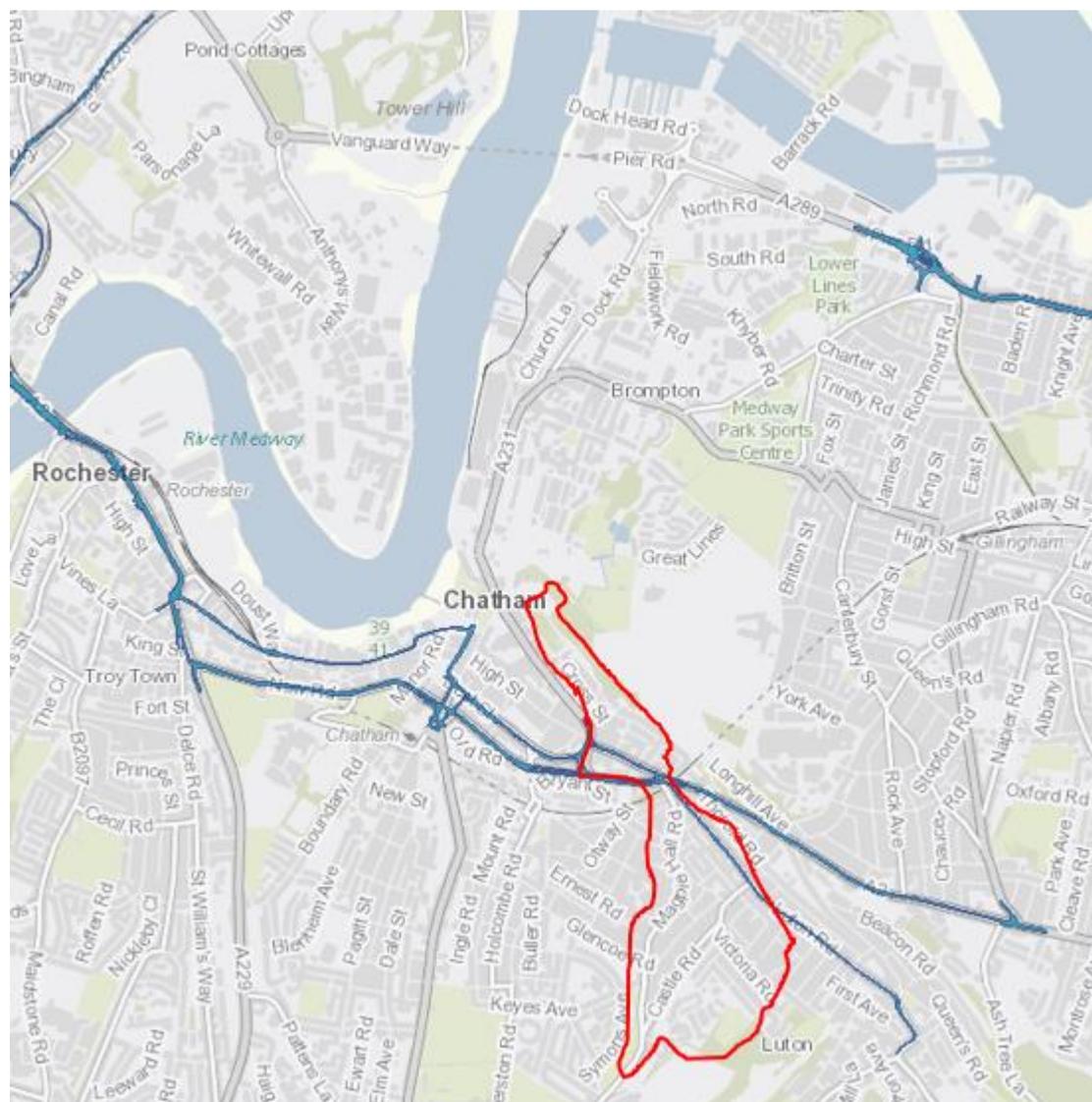
Baseline summary

Air quality

- 2.4 The main source of air pollution in Medway is road traffic emissions from major roads, notably the A2, which runs through the centre of the Plan area. Other pollution sources, including commercial, industrial, and domestic sources, also contribute to background pollution concentrations.³
- 2.5 Parts of the Central Medway AQMA are located within the Plan area, shown in **Figure 2-1**, overleaf. The AQMA covers three routes which pass through the Neighbourhood Plan: Chatham Hill/the A2, the High Street and Luton Road.

³ ASR, 2020. Ibid.

Figure 2-1 Central Medway AQMA (Plan area shown in red)⁴



2.6 The Central Medway AQMA was listed in 2010. Since its declaration, pollutant levels in the AQMA has decreased by $10.1 \mu\text{g}\cdot\text{m}^{-3}$.

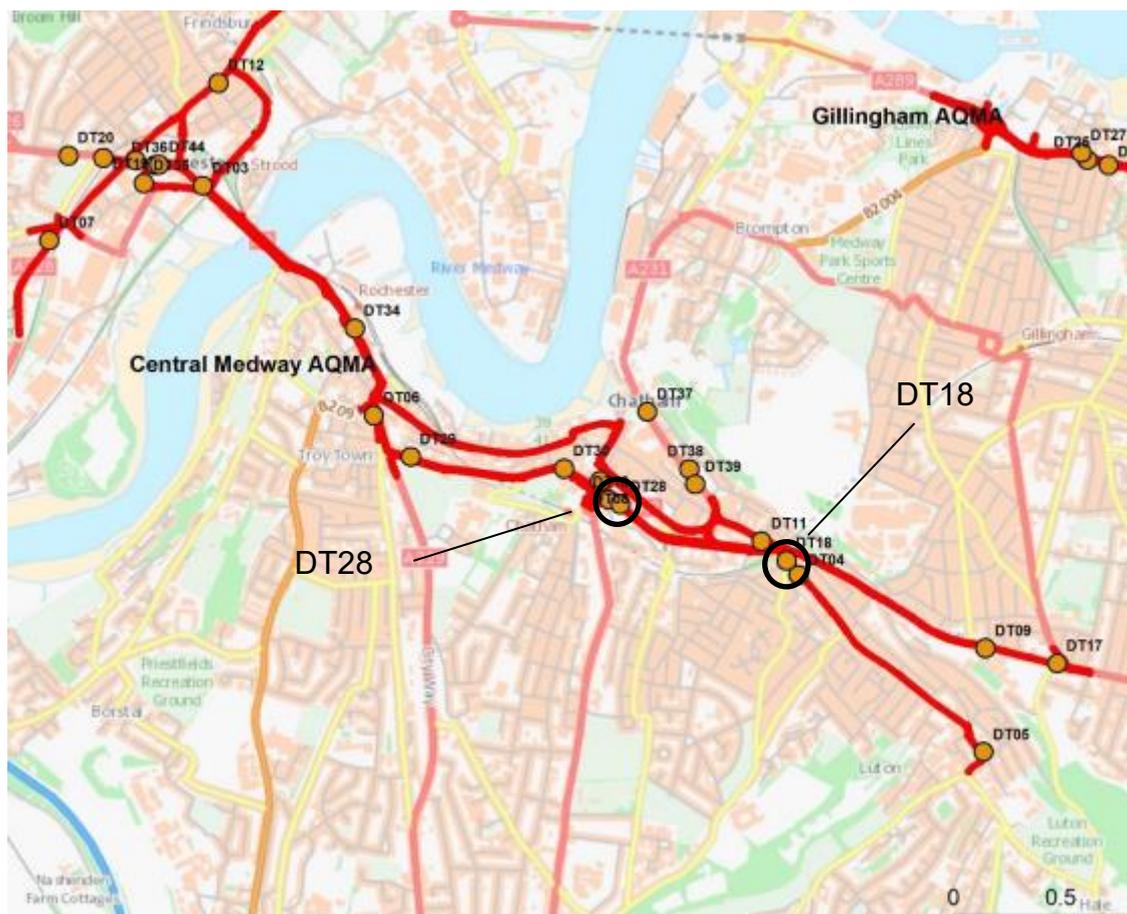
2.7 Of the twelve sites at which an exceedance of NO_2 (greater than $40 \mu\text{g}\cdot\text{m}^{-3}$) was measured in 2019, seven sites are located adjacent to roads covered by Central Medway AQMA. Of the seven exceeding sites located adjacent to Central Medway AQMA, four have experienced increases in annual mean concentrations (1.9, 2.9, 2.5 and $3.9 \mu\text{g}/\text{m}^3$ change respectively) between 2018 and 2019.⁵ Those in the Plan area (shown in **Figure 2-2**, overleaf) are:

- DT18 (Lamp post adjacent 4b Luton Road (Luton Arches junction))
- DT28 (Lamp post NDL49 adjacent 9 New Road, Chatham)

⁴ UK Air (2010): 'Central Medway AQMA' [online] available at: https://uk-air.defra.gov.uk/aqma/details?aqma_ref=659

⁵ ASR (2020). Ibid.

Figure 2-2 NO₂ Monitoring sites in Medway



2.8 As of 2019, there are no exceedances for particulate matter (PM₁₀) for monitoring areas in the Plan area. Concentrations of PM₁₀ and PM_{2.5} decreased when compared with 2018 concentrations. Concentrations of sulphur dioxide (SO₂) were also below necessary thresholds as per the ASR.

Future baseline

2.9 Development has the potential to impact on air quality in the Plan area through increasing traffic flows and associated levels of pollutants such as NO₂, particularly along major roads (including the A2), which are more susceptible to rising emissions from increased private vehicle use from future development.

2.10 However, Medway Council will seek to manage local air quality through the implementation of the Medway Air Quality Action Plan (AQAP) and supporting Medway Air Quality Communications Strategy. Medway Council is also working with Public Health colleagues to prioritise action on air quality in its area to help reduce the health burden from air pollution, which will alleviate the impact of future development on air pollution. Similarly, an increase in electric car use has the potential to decrease emissions of key pollutants from transport in the Plan area, with possible benefits for air quality.

Key issues

2.11 Considering the baseline information and policy context, the following key issues are identified:

- The 2020 ASR highlights that there is one AQMA within the Plan area: Central Medway AQMA, though levels of NO₂ exceedances have decreased since its declaration in 2010.
- Alongside this, Medway is noted to suffer significant congestion, which is a key source of air pollution at major roads in the Plan area, particularly the A2.
- There is scope for air quality improvements to be supported within the Plan area through green infrastructure enhancements and improvements to the public realm.

SEA Objective(s)

2.12 Considering the key issues discussed above it is proposed that the SEA should include the following objective:

SEA objective	Assessment questions (will the option/ proposal help to...)
Support improvements to air quality and reductions of air pollution within the Neighbourhood Plan area.	<ul style="list-style-type: none"> • Improve air quality in the Plan area? • Reduce the impact of development at air pollution hotspots? • Support enhancements to the public realm which limit the impacts of poor air quality on residents?

3. Biodiversity

3.1 This theme focuses on nature conservation designations, habitats, and species within and surrounding the Arches Neighbourhood Plan area.

Policy context

3.2 **Table 3-1** (below) presents the most relevant documents identified in the policy review for the purposes of the Arches Neighbourhood Plan SEA.

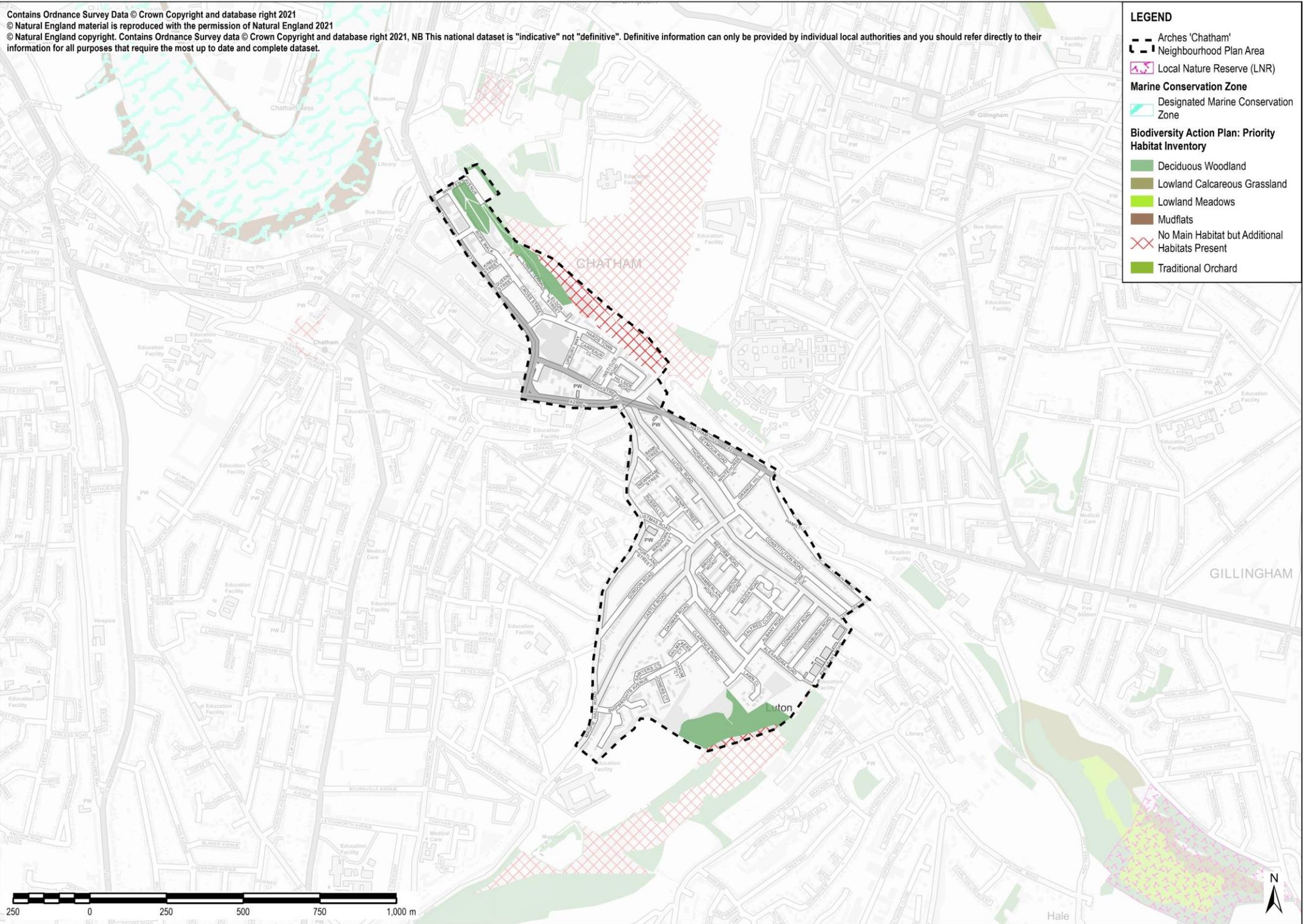
Table 3-1 Plans, policies and strategies reviewed in relation to biodiversity

Document Title	Year of publication
<u>National Planning Policy Framework (NPPF)</u>	2019
<u>The 25 Year Environment Plan</u>	2018
<u>Biodiversity 2020 Strategy</u>	2011
<u>Environmental Bill 2020 Policy Statement</u>	2020
<u>UK Biodiversity Action Plan</u>	2007
<u>The Natural Environment and Rural Communities Act</u>	2006
<u>Kent Biodiversity Action Plan</u>	1997
<u>Kent Nature Partnership Biodiversity Strategy (2020- 2045)</u>	2020
<u>Adopted Medway Local Plan (MLP)</u>	2003
<u>Emerging Medway Local Plan (2019-2037) (EMLP)</u>	2019

3.3 The key messages emerging from the review are summarised below:

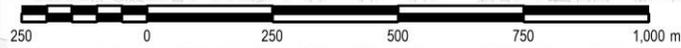
- The ANP will be required to be in general conformity with the NPPF, which provides significant emphasis on improving biodiversity and securing measurable net gains in development, alongside protection and conservation of designated sites and important species and habitats. This includes utilising a strategic approach to maintaining and enhancing networks of habitats and green infrastructure at the wider catchment or landscape scale. Support is given to establishing coherent ecological networks that are more resilient to current and future pressures, particularly in consideration of climate change.
- Over the past decade policy (e.g. The Natural Environment White Paper and Biodiversity 2020) has demonstrated a move away from the traditional approach of protecting biodiversity, to a wider landscape approach to enhancing biodiversity, as part of the overall aims to halt biodiversity loss.

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- Arches 'Chatham'
- Neighbourhood Plan Area
- Local Nature Reserve (LNR)
- Marine Conservation Zone**
- Designated Marine Conservation Zone
- Biodiversity Action Plan: Priority Habitat Inventory**
- Deciduous Woodland
- Lowland Calcareous Grassland
- Lowland Meadows
- Mudflats
- No Main Habitat but Additional Habitats Present
- Traditional Orchard



- The 25 Year Environment Plan places emphasis on improvements to the natural environment; identifying the need to “*replenish depleted soil, plant trees, support wetlands and peatlands, rid seas and rivers of rubbish, reduce greenhouse gas emissions, cleanse the air of pollutants, develop cleaner, sustainable energy and protect threatened species and habitats.*” Working at a landscape scale transformation is expected to connect habitats into larger corridors for wildlife.
- The emerging Environment Bill will provide further provisions in relation to biodiversity when granted royal assent. The Bill will set parameters for biodiversity gain as a condition of planning permission, as well as biodiversity gain site registers and biodiversity credits. The Bill identifies a general duty to conserve and enhance biodiversity, including through biodiversity reports and local nature recovery strategies. Local nature recovery strategies will identify biodiversity priorities for the strategy area as well as a local habitat map. Furthermore, habitat maps are expected to include recovery and enhancement areas which are or could become of importance for biodiversity.
- The Kent Biodiversity Action Plan and Nature Partnership Biodiversity Strategy provide guidance to enable the conservation and enhancement of biodiversity in the County.
- The ANP will also be required to be in general conformity with the adopted local plan which contains policies directly relating to biodiversity and geodiversity, and emerging policies in the emerging local plan.

Baseline summary

Internationally designated sites

- 3.4 There are no internationally designated sites within the Plan area. However, Medway Estuary & Marshes Ramsar site is situated 1.9km from the northern boundary of the Plan area, and wildlife within the site could be influenced by future development in the Medway area. The Ramsar site is a complex of rain-fed, brackish, floodplain grazing marsh with ditches and intertidal marsh and mudflat. It is of international importance for its diverse assemblage of wetland plants and invertebrates (12 British Red Data Book species). Over the winter, it provides habitat for *Tringa totanus* (2.1% of the population), *Pluvialis squatarola* (2% of the population), and *Calidris alpina alpina* (1.9% of the population). The area is also used for recreation, fishing, grazing, and hunting.⁶
- 3.5 Medway Estuary & Marshes is also designated as an SPA site. The SPA designation highlights a number of qualifying species⁷ within the site, including:
- *Branta bernicla bernicla*; Dark-bellied brent goose
 - *Tadorna tadorna*; Common shelduck
 - *Anas acuta*; Northern pintail
 - *Recurvirostra avosetta*; Pied avocet

⁴ Ramsar Sites Information Service (1999): 'Medway Estuary & Marshes' [online] available at: <https://rsis.ramsar.org/ris/645>

⁷ Natural England (2014): 'European Site Conservation Objectives for Medway Estuary & Marshes SPA' [online] available at: <http://publications.naturalengland.org.uk/publication/6672791487119360>

- *Recurvirostra avosetta*; Pied avocet
- *Charadrius hiaticula*; Ringed plover
- *Pluvialis squatarola*; Grey plover

Nationally designated sites

3.6 Medway Estuary and Marshes is also designated as a Site of Special Scientific Interest (SSSI). In addition to the habitats already described, the site includes smaller areas of scrub, reedbeds and sand dune which add to the variety of interest. 45.6% of the site is in an 'unfavourable-declining' condition.⁸

The River Medway

3.7 The River Medway is an important ecological feature which is located close to the north of the Plan area. The river supports many important species including arable wildflowers, orchids, dormouse, water vole, adder, great crested newt, breeding waders and other bird species.⁹

Priority Habitats

3.8 There are a number of small areas of deciduous and broadleaved woodland in the Plan area, particularly in the north at Town Hall Gardens Park.

Future baseline

- 3.9 Habitats and species will potentially face increasing pressures from future development within the area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition of habitats.
- 3.10 To maintain and improve the condition of biodiversity in the future, it will be important to not only protect and enhance important habitats but the connections between them. It will be important to effectively coordinate the delivery of housing, employment, and infrastructure to ensure that opportunities to improve green infrastructure and ecological corridors are maximised both within the Neighbourhood Plan area and in the surrounding areas.

Key issues

- 3.11 Considering the baseline information and policy context, the following key issues are identified:
- Medway Estuary & Marshes is an internationally and nationally designated site which may be impacted by future development in the Neighbourhood Plan area. The species and habitats designated within these sites should be protected during the planning process wherever possible.

⁸ Natural England (2021): 'Medway Estuary and Marshes SSSI' [online] <https://designatedsites.naturalengland.org.uk/ReportConditionSummary.aspx?SiteCode=S1000244&ReportTitle=Medway%20Estuary%20and%20Marshes%20SSSI>

⁹ Explore Kent (n.d.): 'Rivers and riverside land in the Kent Downs landscape' [online] available at: <https://s3-eu-west-1.amazonaws.com/explore-kent-bucket/uploads/sites/7/2018/04/18123753/RIVERS.pdf>

- Additionally, growth in the ANP area should seek to avoid the loss or fragmentation of Priority Habitats and dispersal of species, and seek to protect and enhance these features wherever possible.

SEA Objective(s)

3.12 Considering the key issues discussed above it is proposed that the SEA should include the following objective:

SEA objective	Assessment questions (will the option/ proposal help to...)
Protect and enhance biodiversity and geodiversity sites and features, by avoiding impacts on nationally and locally designated sites, and delivering demonstrable biodiversity net gains.	<ul style="list-style-type: none"> • Support the integrity of internationally, nationally and locally designated sites, including supporting habitats and mobile species that are important to the integrity of these sites? • Protect and enhance priority habitats and species and the areas that support them? • Achieve a net gain in biodiversity? • Support enhancements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity and geodiversity?

4. Climate change

- 4.1 This theme focuses on existing and future flood risk and the wider impacts of climate change, activities which contribute to climate change, and measures to mitigate the effects of climate change and increase resilience.

Policy context

- 4.2 **Table 4-1** presents the most relevant documents identified in the policy review for the purposes of the Arches Neighbourhood Plan SEA.

Table 4-1 Plans, policies and strategies reviewed in relation to climate change

Document Title	Year of publication
<u>National Planning Policy Framework (NPPF)</u>	2019
<u>UK Climate Change Act</u>	2008
<u>UK (second) National Adaptation Programme 2018 to 2023</u>	2018
<u>The Clean Air Strategy</u>	2019
<u>Clean Growth Strategy</u>	2019
<u>UK Sixth Carbon Budget</u>	2020
<u>25-Year Environment Plan</u>	2019
<u>National Infrastructure Assessment</u>	2018
<u>UK Climate Change Risk Assessment</u>	2017
<u>Flood and Water Management Act</u>	2010
<u>National Flood and Coastal Erosion Risk Management Strategy</u>	2020
<u>How Local Authorities Can Reduce Emissions and Manage Climate Change Risk</u>	2012
<u>The National Design Guide</u>	2021
<u>Heat Networks: Building a Market Framework</u>	2020
<u>Summary of Climate Change Risks for England Report</u>	2017
<u>Interim Climate Change Planning Policy</u>	2021
<u>Kent and Medway Energy and Low Emissions Strategy</u>	2020

<u>Medway Climate Change Action Plan (2021)</u>	2021
<u>Adopted Medway Local Plan (MLP)</u>	2003
<u>Emerging Medway Local Plan (2019-2037) (EMLP)</u>	2019

4.3 The key messages emerging from the review are summarised below:

- The ANP will be required to be in general conformity with the NPPF, which requires proactive planning to both mitigate and adapt to climate change. Planning policies are expected to improve the resilience of communities and infrastructure to climate change impacts, avoid inappropriate development in the flood plain, and support the move to a low carbon economy. The NPPF recognises the potential for planning to shape places in ways that contribute to radical reductions in greenhouse gas emissions, and deliver long-term resilience, including through reuse, regeneration, and conversion.
- The Clean Growth Strategy, Clean Air Strategy and the 25-year Environment Plan are a suite of documents which seek to progress the government's commitment under the UK Climate Change Act to becoming net zero by 2050. The documents set out detailed proposals on how the government will tackle all sources of air pollution, whilst maintaining an affordable energy supply and increasing economic growth. This parallels with the 25-year Environment Plan, which further seeks to manage land resources sustainably, recover and reinstate nature, protect soils and habitats, increase resource efficiency, improve water quality, and connect people with the environment. The documents also interlink with the government's commitment to decarbonising transport, a recognised challenge that needs more work in a timely manner if government are to achieve net zero targets. Furthermore, the decarbonisation plan recognises the twinned need to undertake action to adapt the transport sector and increase resilience to climate change risks; and this challenge is more directly addressed through the UK's National Adaptation Programme.
- The ANP will also be required to be in general conformity with the adopted local plan which contains policies relating to climate change mitigation and adaptation, including flood risk, green infrastructure (GI) development, resource efficiency, air quality, water quality, sustainable transport and accessibility. The ANP will also need to acknowledge the emerging policies in the emerging local plan.

Baseline summary

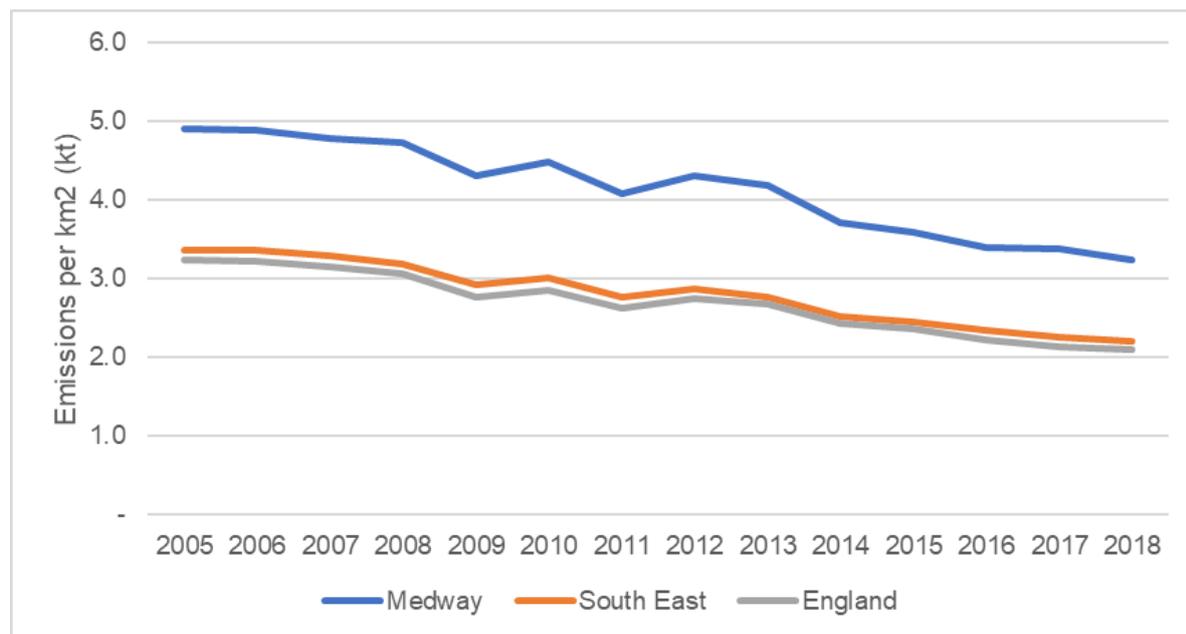
Climate change mitigation

- 4.4 Medway Council declared a climate change emergency in April 2019. Following this, the Council have formulated a Climate Change Action Plan

(2021) which will be used to guide decision making alongside the emerging Local Plan.¹⁰

- 4.5 CO₂ emissions from the built environment are monitored and recorded at Local Authority level.¹¹ **Figure 4-1** shows that emissions per km²/t for Medway are lower than emissions for the South East of England and England as a whole. Emissions in Medway have decreased over the period of 2005- 2018 (by 34.6%), in line with national emissions (34.9%). Medway has the second highest level of total emissions of all the districts in Kent, although it has the smallest per capita footprint.¹²

Figure 4-1 Carbon dioxide emissions (CO₂)¹³



- 4.6 A technical study conducted by the Council indicated that the main sources of emissions in Medway are operational buildings (heating and electricity) which account for 58% of total emissions, street lighting at 23% and emissions from Council fleet vehicles at 11%.¹⁴
- 4.7 As shown in **Figure 4-2**, overleaf, the largest source of emissions in the Plan area as of 2018 was from the domestic sector. However, this total has decreased by 38.1% since the beginning of the monitoring period (2005). In this sector, the largest contributor is domestic gas.

¹⁰ Medway Council (2021): 'Medway Climate Change Action Plan' [online] available at: <https://www.medway.gov.uk/climatechangeplan>

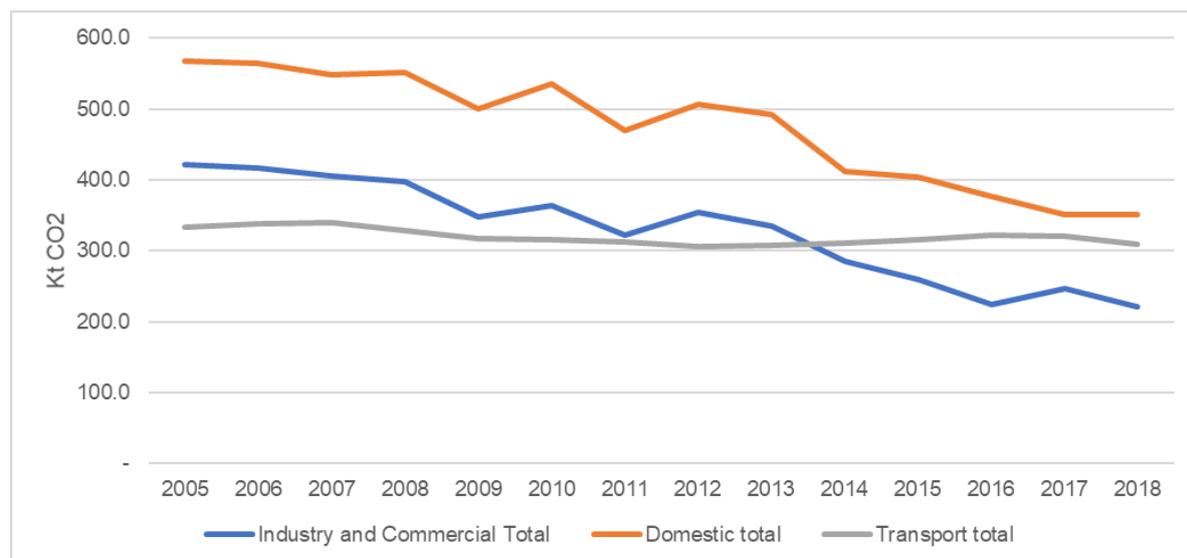
¹¹ Department of Energy and Climate Change (2011) '2005 to 2018 UK local and regional CO₂ emissions: Per capital local CO₂ emissions estimates; industry, domestic, and transport sectors' [online] available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

¹² Medway Council (2021): 'Medway Climate Change Action Plan' [online] available at: <https://www.medway.gov.uk/climatechangeplan>

¹³ '2005 to 2018 UK local and regional CO₂ emissions: Per capital local CO₂ emissions estimates; industry, domestic, and transport sectors', Ibid.

¹⁴ Medway Council (2021): 'Medway Climate Change Action Plan' [online] available at: <https://www.medway.gov.uk/climatechangeplan>

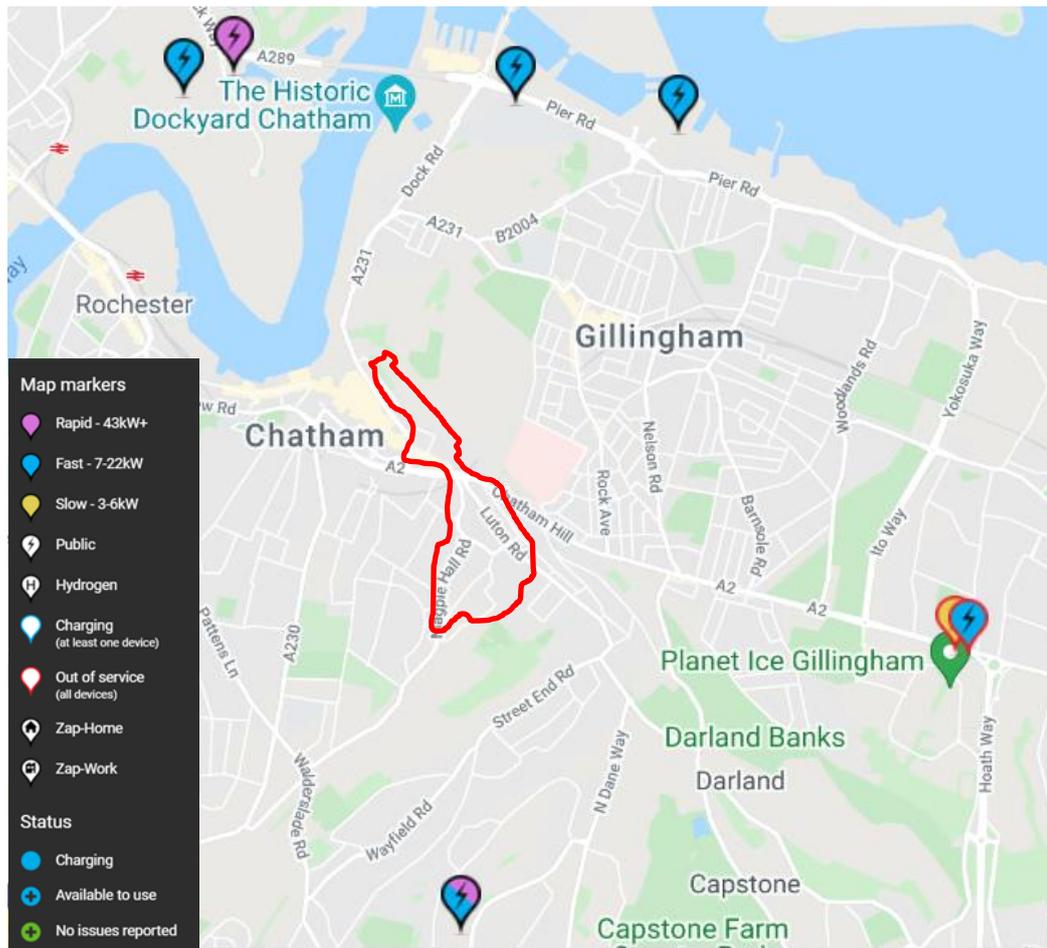
Figure 4-2 Emissions by sector (2005- 2018), Medway¹⁵



- 4.8 The uptake of Ultra Low Emission Vehicles (ULEVs) will contribute positively towards the reduction of road transport related emissions, as noted in **Chapter 2**. In line with assumptions made by the Department for Transport’s ‘Road to Zero’ report (2018), it is assumed that ULEV uptake will increase rapidly in the coming decade and therefore aside from HGVs, all vehicles could be ultra-low emission (powered either by hydrogen or electricity) by 2030.
- 4.9 As shown in **Figure 4.3**, overleaf, there are several fast chargers approximately 1km (~10 minutes’ drive) from the Plan area, in the south at Capstone Farm and in the north at the University of Greenwich.

¹⁵ ‘2005 to 2018 UK local and regional CO2 emissions: Per capital local CO2 emissions estimates; industry, domestic, and transport sectors’ Ibid.

Figure 4-3 EV charging points, Chatham¹⁶



4.10 The Department for Business, Energy and Industrial Strategy publishes annual statistics on renewable energy generation, disaggregated by Local Authority.¹⁷ The most recent available data available is for 2019, presented in **Table 4-2** below. Photovoltaics contribute towards 83.5% of total renewable energy capacity in Medway and have increased by 18.5 MW between 2014- 2019.

Table 4-2 Renewable energy capacity (MW), Medway¹⁸

	Photo-voltatics	Onshore Wind	Hydro	Anaerobic Digestion	Offshore Wind	Wave /Tidal	Sewage Gas	Landfill Gas	Municipal Solid	Animal Biomass	Plant biomass	Cofiring	Total
2014	10.4	0.0	-	-	-	-	0.8	1.5	-	-	-	-	12.7
2019	28.9	0.1	-	-	-	-	0.8	1.5	-	-	3.4	-	34.6

¹⁶ Zapmap (2020) Zap Map [online] available at: <https://www.zap-map.com/live/>

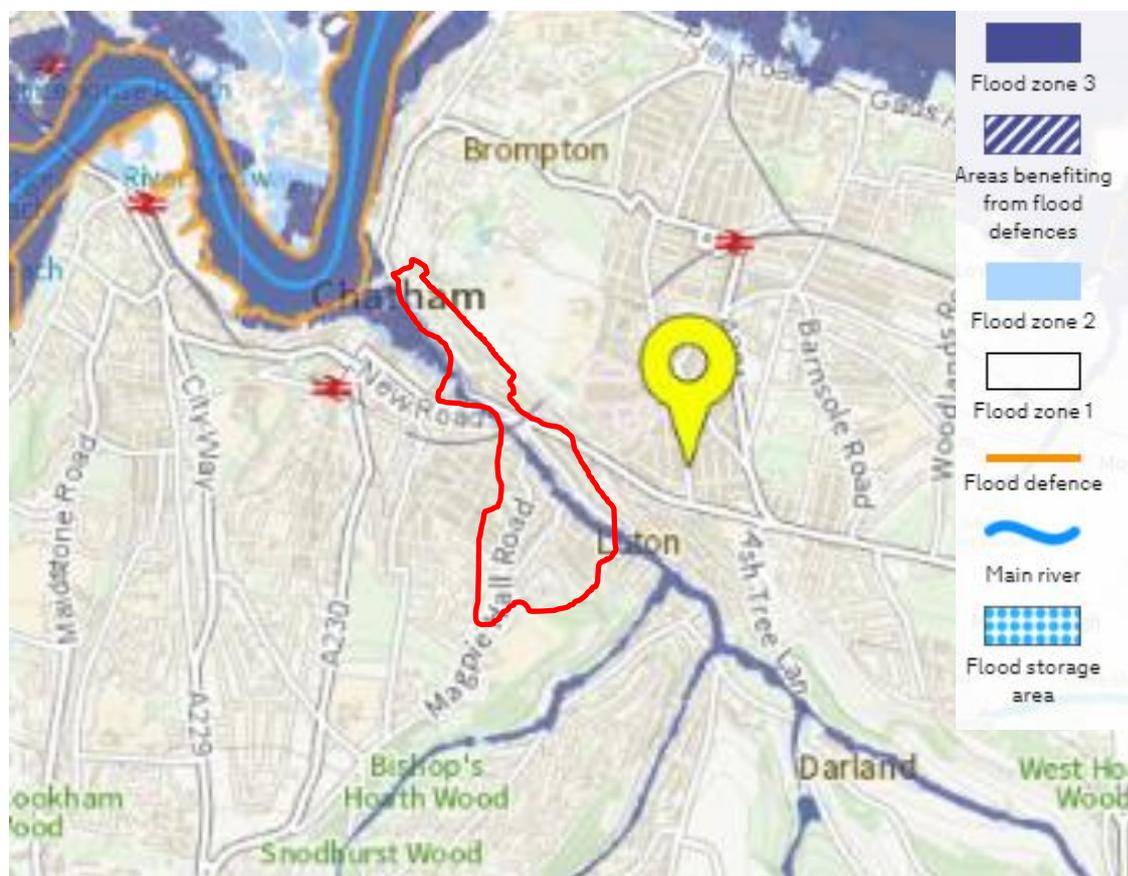
¹⁷ DBEIS (2019), Regional Renewable Statistics [online] available at: <https://www.gov.uk/government/statistics/regional-renewable-statistics>

¹⁸ DBEIS (2019), Regional Renewable Statistics [online] available at: <https://www.gov.uk/government/statistics/regional-renewable-statistics>

Climate change adaptation

4.11 Fluvial flood risk is shown in **Figure 4.4**, below. Areas within Flood Zone 3 (>1% annual chance of fluvial flooding) follow a narrow ribbon at the north eastern part of the Plan area at the Brook, as well as the centre of the Plan area.

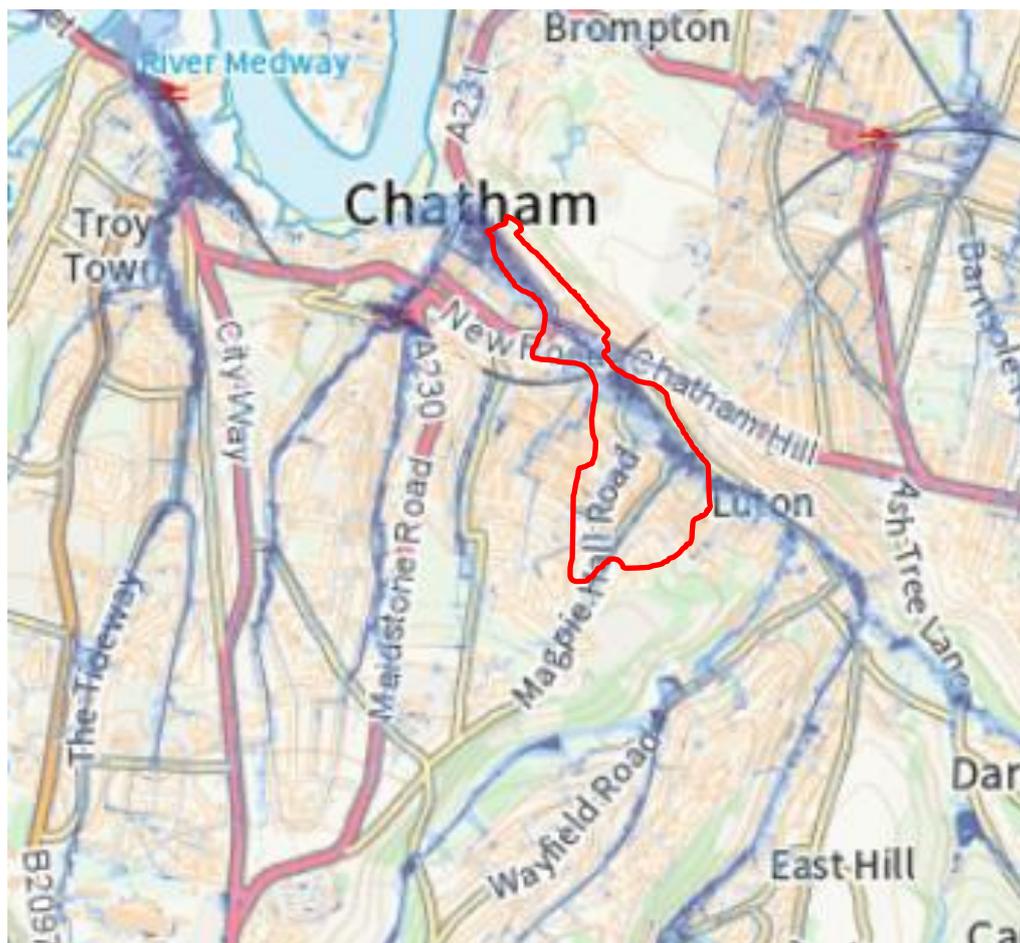
Figure 4-4 Fluvial flood risk (approximate Plan area shown in red)¹⁹



4.12 Surface water flood risk is shown in **Figure 4.5**, overleaf. Areas of highest surface water flood risk (>3.3% annual flood risk) are localised at the residential part of Luton Road and at parts of Chatham Hill. Some areas of medium risk (between 1- 3.3%) are also present at the Arches 'residential area'.

¹⁹ Gov UK (2019): 'Flood map for planning' [online] available at: <https://flood-map-for-planning.service.gov.uk/>

Figure 4-4 Surface water flood risk (approximate Plan area shown red)²⁰



Future baseline

- 4.13 In line with UK trends and national commitments, emissions are likely to continue to fall as energy efficiency measures, renewable energy take-up and new technologies, such as EVs and solar PV, become more widely adopted. Notably, the Government has consulted on changes to England's Building Regulations introducing a 'Future Homes Standard' and the Department for Transport recently published 'Decarbonising Transport, setting the challenge' a first step towards publishing a full transport decarbonisation plan.
- 4.14 In the future, new development could have the potential to increase flood risk through factors such as changing surface and ground water flows, overloading existing inputs to the drainage and wastewater networks or increasing the number of residents exposed to areas of existing flood risk. It is further recognised that climate change has the potential to increase the occurrence of extreme weather events. This has the potential to put residents, property, and development at increased risk of flood exposure. However, in line with the NPPF (2019) sequential testing is likely to ensure that development within areas at highest risk of flooding is largely avoided, and development is likely to deliver mitigation such as Sustainable Drainage Systems (SuDS).

²⁰ Gov UK (2019): 'Flood map for planning' [online] available at: <https://flood-map-for-planning.service.gov.uk/>

Key issues

- The Arches area is partly affected by areas of high fluvial and surface water flood risk. The Neighbourhood Plan has the potential to support the more effective management of flood risk in the area. In areas of surface water flood risk, development which provides improved drainage could also reduce flood risk in the long-term. Furthermore, it will be important for any development in the vicinity of flood risk areas to ensure that suitable drainage is provided which ensures development will not lead to adverse effects on water quality.
- There are opportunities to maximise local renewable energy and electric vehicle infrastructure development, as well as new green infrastructure and improved ecological links, to complement the existing climate change action plans. Supporting proposals for EV charging points will be beneficial to improve access to such infrastructure for residents.

SEA Objective(s)

4.15 Considering the key issues discussed above it is proposed that the SEA should include the following objectives:

SEA objective	Assessment questions (will the option/ proposal help to...)
Reduce the contribution to climate change made by activities within the Neighbourhood Plan area.	<ul style="list-style-type: none"> • Reduce the number of journeys made? • Promote the use of sustainable modes of transport including walking, cycling and public transport? • Increase the number of new developments meeting or exceeding sustainable design criteria? • Generate energy from low or zero carbon sources? • Reduce energy consumption from non-renewable resources? • Support proposals for EV charging infrastructure?
Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding.	<ul style="list-style-type: none"> • Ensure that inappropriate development does not take place in areas at higher risk of flooding, considering the likely future effects of climate change? • Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change? • Sustainably manage water runoff, reducing surface water runoff (either within the plan area or downstream)? • Ensure the potential risks associated with climate change are considered through new development in the Neighbourhood Plan area? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?

5. Historic environment and townscape

5.1 This theme focuses on designated and non-designated heritage assets (including archaeology) and their setting as well as townscape character and visual amenity.

Policy context

5.2 **Table 5-1** presents the most relevant documents identified in the policy review for the purposes of the Arches Neighbourhood Plan SEA.

Table 5-1 Plans, policies and strategies reviewed in relation to the historic environment

Document Title	Year of publication
<u>National Planning Policy Framework (NPPF)</u>	2019
<u>The 25 Year Environment Plan</u>	2018
<u>The National Design Guide</u>	2019
<u>Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management</u>	2019
<u>Historic England Advice Note 3: The Setting of Heritage Assets</u>	2017
<u>Historic England Advice Note 8: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)</u>	2016
<u>Chatham Town Centre Masterplan (2019)</u>	2019
Chatham Centre and Waterfront Development Framework	2004
<u>Adopted Medway Local Plan (MLP)</u>	2003
<u>Emerging Medway Local Plan (2019- 2037) (EMLP)</u>	2019

5.3 The key messages emerging from the review are summarised below:

- The key high-level principles for the conservation and enhancement of the historic environment are as follows:
 - The historic environment is a shared resource
 - Everyone should be able to participate in sustaining the historic environment
 - Understanding the significance of places is vital

- Significant places should be managed to sustain their values
- Decisions about change must be reasonable, transparent, and consistent
- Documenting and learning from decisions is essential.²¹
- The significance of places is the key element which underpins the conservation and enhancement of the historic environment as well as gives conserving and enhancing protected landscapes, as well as landscape character and scenic beauty. Significance is a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or landscape.
- The 25-year Environment Plan and National Design Guide complement each other with their aims for a cleaner, greener country which puts the environment first and celebrates the variety of natural landscapes and habitats. Design is focused on beautiful, enduring, and successful places, which respond to local character and provide a network of high quality green open spaces.
- The ANP will be required to be in general conformity with the NPPF, which ultimately seeks to conserve and enhance historic environment assets in a manner appropriate to their significance. The NPPF seeks planning policies and decisions which are sympathetic to local character and history without preventing or discouraging appropriate innovation of change. Planning Practice Guidance expands on the NPPF recognising the proactive rather than passive nature of conservation.
- The role of the historic environment, as part of healthy and thriving ecosystems, landscapes, and cultural values, including settlement identity, is reiterated through the key messages of the 25 Year Environment Plan and National Design Guide.
- Historic England's Advice Notes provide further guidance in relation to the conservation and enhancement of the historic environment. Of relevance for the ANP is the emphasis on the importance of:
 - Understanding the different types of special architectural and historic interest which underpin designations, as well as how settings and/ or views contribute to the significance of heritage assets.
 - Recognising the value of implementing controls through neighbourhood plans, conservation area appraisals and management plans; and
 - Appropriate evidence gathering, including clearly identifying those issues that threaten an area or assets character or appearance and that merit the introduction of management measures.
- The ANP will also be required to be in general conformity with the MLP which contains policies directly relating to the historic environment, townscape, and landscape. The ANP will also need to acknowledge the emerging policies in the emerging local plan.
- In addition to conserving the historic environment, the ANP should seek to identify opportunities to enhance the fabric and setting of the historic

²¹ Historic England: Conservation Principles, Policies and Guidance

environment. It should also seek to rejuvenate features and areas which are at risk of neglect and decay.

Baseline summary

Historic setting

- 5.4 Chatham developed as an urban settlement in later 17th and 18th centuries. Its origins lie in a medieval village based around the area of the parish church.²²
- 5.5 The town is within the setting of several important designated heritage assets including the scheduled Fort Amherst, the Grade I listed War Memorial (which was designed to be visible from across Medway and to offer views across Chatham to Rochester and Strood), the Brompton Lines Conservation Area which encapsulates the scheduled Chatham Lines and Fort Amherst (a substantial set of defences to protect the Dockyard), and their ‘fields of fire’ which survives as a largely open and undeveloped area now used as a park.²³
- 5.6 A major factor that shaped the current form of the area today was the construction of major fortifications on the high ground around the town. Other land such as the hill on which now stands Fort Pitt was similarly earmarked for military use. This forced the town of Chatham, which was then growing rapidly as a consequence of its dockyard, to develop in the low ground of the valley bottom in The Brook and at the river edge, linking from the Gun Wharf back towards Rochester.
- 5.7 Additionally, Chatham historic townscape mainly consists of mostly unlisted good quality Victorian buildings with some early 20th century buildings of merit, many of which are considered as non-designated heritage assets.²⁴

Listed buildings

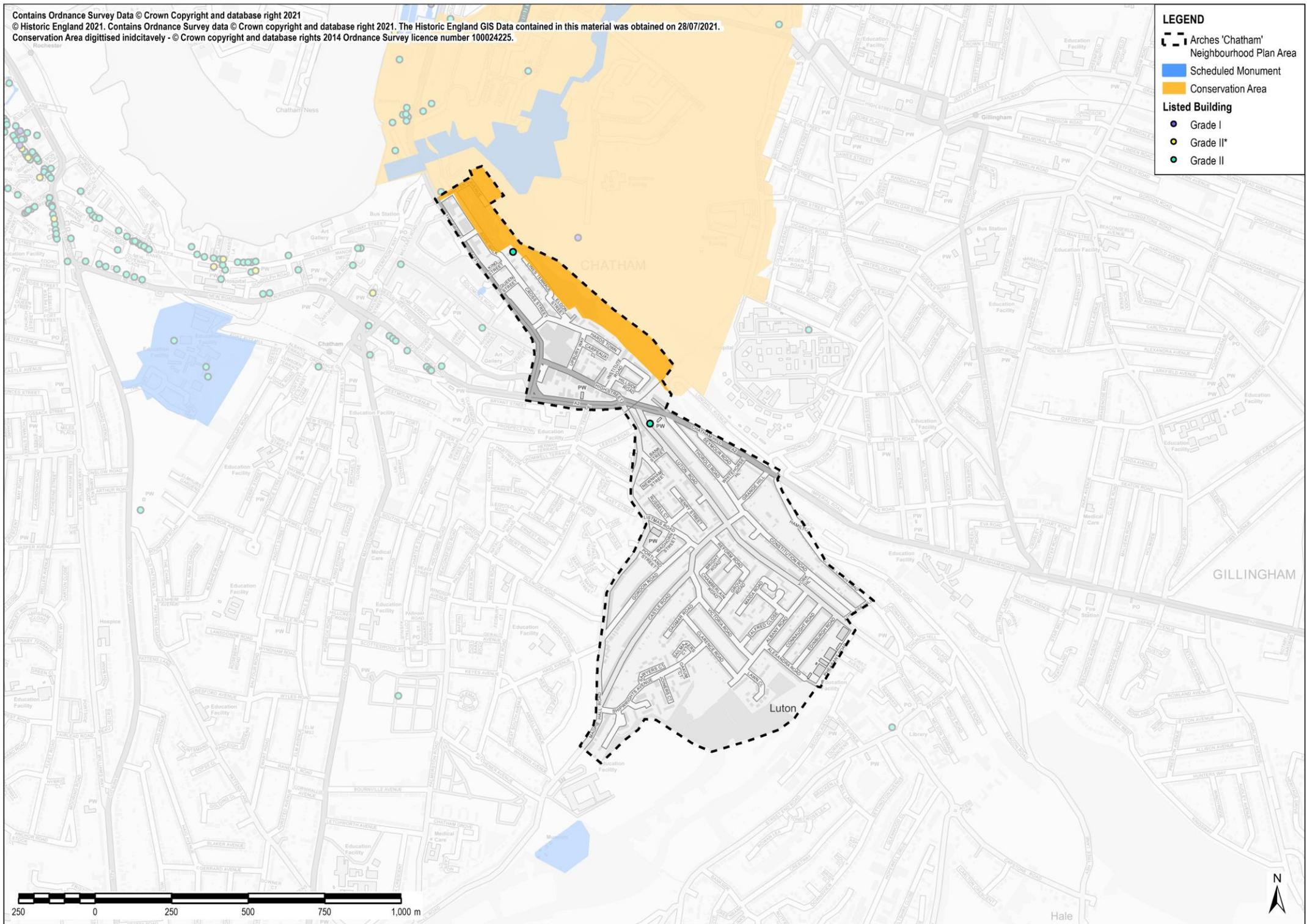
- 5.8 There are five listed buildings within the Plan area, detailed below and shown in Figure x.x.
- **Chatham Naval War Memorial (Grade I)** – unveiled in the 1920s, the memorial has historic interest as an eloquent tribute to those who served in the Navy.
 - **Pheasant House and Attached Front Garden Walls (Grade II)** – a 17th century house, refenestrated in the mid-19th century.
 - **Thorney Lodge (Grade II)** – 19th century house, with 20th century machined tiles.
 - **Chatham Ragged School (Grade II)** – listed due its surviving principal elevations and open character and rarity as a surviving example of a purpose-built ragged school.
 - **Former Town Hall and Medway Arts Centre (Grade II)** – originally built in the 19th century and lined with Bath limestone ashlar, ragstone rock-faced plinth and slate roof.

²² Gillespies (2009): ‘Chatham town centre masterplan’.

²³ Gillespies, Ibid.

²⁴ Medway Council (2006): ‘Brompton Lines Conservation Area Appraisal’ [online] available at: https://www.medway.gov.uk/downloads/file/828/brompton_lines_-_conservation_area_appraisal

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LEGEND

- Arches 'Chatham' Neighbourhood Plan Area
- Scheduled Monument
- Conservation Area

Listed Building

- Grade I
- Grade II*
- Grade II

Scheduled monuments

5.9 Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. According to the National Heritage List for England¹, whilst there are no scheduled monuments within the Plan area, two significant scheduled monuments are located just to the north, as follows:

- **Chatham Lines, section at Chatham Gun Wharf:** The Chatham Lines were first constructed in 1755 as a defensive fortification to protect the landward side of Chatham Dockyard and the subsequently associated barracks. The section of The Lines at Chatham Gun Wharf is a critical component of the early 19th century defences and represents the southern terminal of the circuit. The monument survives in good condition and includes archaeological evidence of the earlier 1750s defence and of one of the defended gateways into the militarised zone. The relationship of The Lines and the Gun Wharf is also of considerable importance to our understanding of Chatham's military function. The monument comprises a section of Chatham Lines at Chatham Gun Wharf known as the Barrier Ditch. It represents the early 19th century modification of the most southerly section of the defences on the Gun Wharf, and includes the terminal end adjoining the eastern bank of the River Medway.
- **Brompton Lines:** Landward defences to dockyard at Chatham, subsequently used in part as a pleasure ground for officers. Defences cross Ministry of Defence owned land, housing and Brompton Barracks.

Kent HER

5.10 As shown in **Figure 5-1** below, there is one HER record within the Plan area: 'Palaeolithic hand axes and other finds from general Chatham area', specifically:

- A hand axe (dated to the Lower Palaeolithic to Middle Palaeolithic - 500000 BC to 40001 BC)
- A retouched flake (dated to the Lower Palaeolithic to Middle Palaeolithic - 500000 BC to 40001 BC)

Figure 5-1 Kent HER records (approximate Plan area shown in red)²⁵



Brompton Lines Conservation Area (including the Chatham Lines)

5.11 The northern part of the Plan area falls within the Brompton Lines Conservation Area, bordering the residential area at Lines Terrace. A Conservation Area appraisal for the area was prepared in 2006.²⁶ The Conservation Area was designated due to its historically significant parts of the former defences of the Dockyard.

5.12 The part of the Conservation Area influencing the setting of the Plan area contains 'The Chatham Lines', a system of linear defences (ditches and ramparts known as *'the Lines'*) which were constructed rising up the scarp of the hill above the dockyard and continuing north down the dip slope to re-join the estuary at St Mary's Island (which was marshland until reclaimed in Victorian times). The Lines is a high valued and distinctive landscape designated as an area of local landscape importance within the current local plan.²⁷ The defences still overlook the Dockyard and constitute a near intact military landscape, which is well preserved (see **Figure 5.2**). As shown in

²⁵ Kent County Council (2019): 'HER record search' [online] available at: https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1005

²⁶ Medway Council (2006): 'Brompton Lines Conservation Area Appraisal' [online] available at: https://www.medway.gov.uk/downloads/file/828/brompton_lines_-_conservation_area_appraisal

²⁷ Medway Council (2011): 'Medway landscape Character Assessment'

Figure 5-3, the Plan area falls within the setting of the ‘Great Lines’ area of the Chatham Lines. Most of the Great Lines survives today in its open state, with some minor encroachment by modern army housing and enclosed playing fields.

Figure 5-2 An aerial view of the Chatham Lines and the Dockyard²⁸



5.13 The topography of Brompton Lines Conservation Area is central to the development and character of the area. Currently, the Lines is a largely open and undeveloped area now used as a park. The Lines themselves were sited to take maximum advantage of the hillside above the dockyard to protect this high ground from seizure and hence prevent the landward bombardment and attack of the dockyard. The southern part of the Great Lines remains largely undeveloped and covered with a mix of dense scrub and semi-improved grassland. The southern edge forms a steep scarp that overlooks Chatham and dominates the skyline. Attention is focused on the Grade I listed Naval Memorial, a striking landmark that commemorates those who lost their lives in the First World War, overlooked by the Plan area (see **Figure 5.5**).²⁹

Heritage at Risk

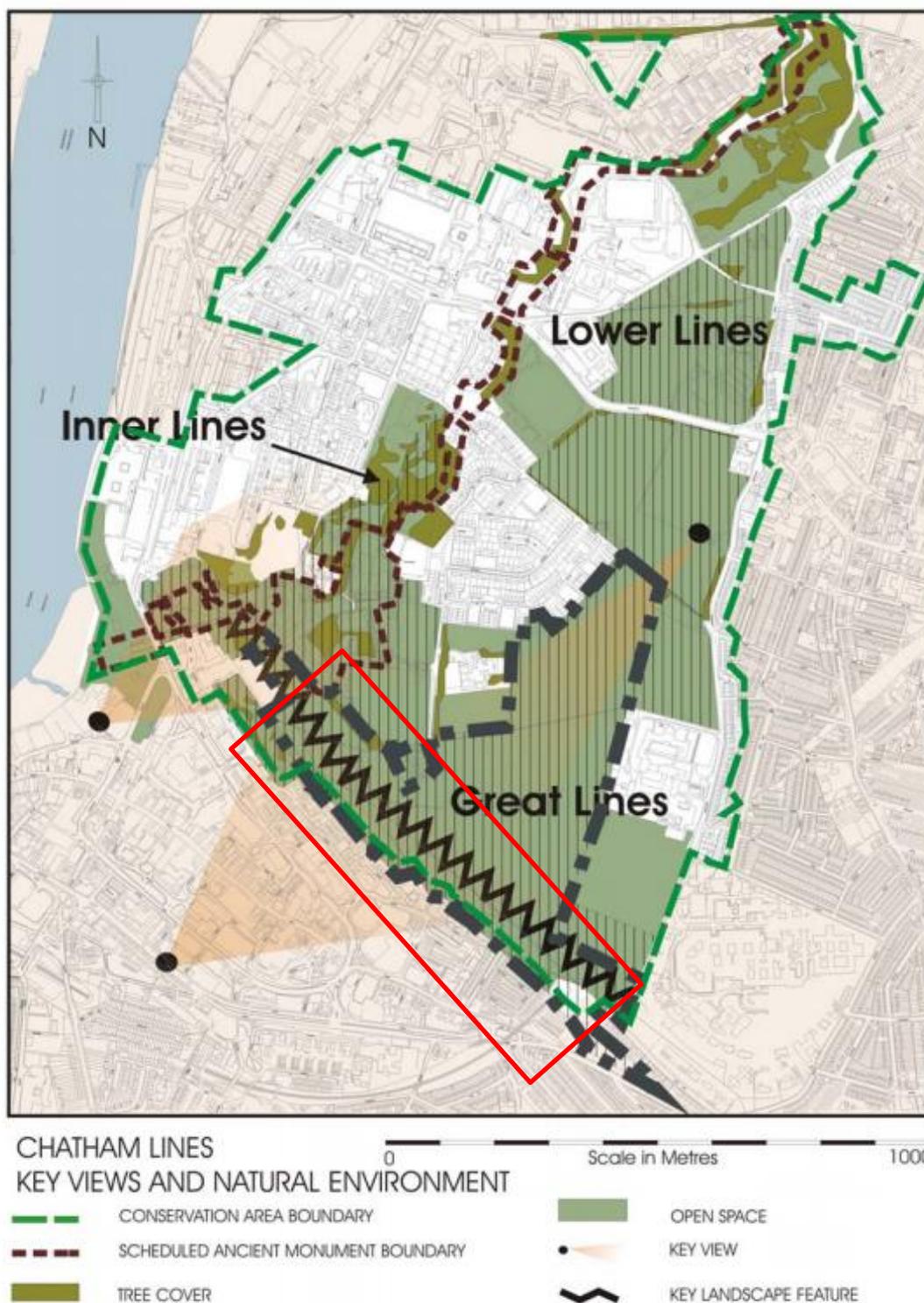
5.14 Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I and Grade II* listed buildings, scheduled monuments, historic parks and gardens, registered battlefields, wreck sites and conservation areas deemed to be ‘at risk’. As of July 2021, the Heritage at Risk Register, does not identify any designated heritage asset in the Plan area at risk.³⁰ Though there are no assets at risk within the Plan area, a section of the Brompton Lines, which is adjacent, is designated as being ‘at risk’. The Lines are currently in ‘poor’ condition (slow decay).

²⁸ The Historic Dockyard (n.d.): ‘Chatham Lines’ [online] available at: <https://thedockyard.co.uk/explore/history-buildings/chatham-and-its-defenses/>

²⁹ Medway Council (2006): ‘Brompton Lines Conservation Area Appraisal’ [online] available at: https://www.medway.gov.uk/downloads/file/828/brompton_lines_-_conservation_area_appraisal

³⁰ Historic England (2018): ‘Heritage at Risk Register’ [online] available at: <https://historicengland.org.uk/advice/heritage-at-risk/>

Figure 5-3 The Chatham Lines (approximate Plan area shown in red)³¹



³¹ Medway Council (2006): 'Brompton Lines Conservation Area' [online] available at: file:///C:/Users/lauren.egan/Downloads/brompton_lines_ca_appraisal_all_2.pdf

Figure 5-4 Section of brick lined ditch in the lines³² **Figure 5-5 Fort Pitt**³³



Townscape character

The Brook

5.15 The Chatham Town Centre Masterplan (2019)³⁴ details a number of landscape character areas in Chatham, known as 'Urban Quarters'. 'The Brook' urban quarter comprises the northern part of the Plan area (see **Figures 5-5 and 5-6**). The Chatham Centre & Waterfront Development Framework³⁵ details further information regarding the Brook. The Brook was once a green inlet to the Medway but is now a busy highway (the A231) which forms part of a one-way system in Chatham. The northern part of the Brook includes the distinctive nineteenth century Town Hall, and now hosts the Brook theatre. The theatre, along with the adjacent public house and Territorial Army Building, provides a highly distinctive local character to the northern end of the Brook. The central part of the Brook is noted to have 'poor' landscape quality, with the Bus Station frontage and Pentagon Centre, Brook Streetcar Park, and overhead access road dominating the streetscape. The townscape quality is further diminished by the less sightly architecture of Police and Security centre buildings. However, the southern part of the Brook has a 'dramatic' change in scale and composition with limited built frontage onto the street. The Great Lines is visible over the northeast side of the Brook with a line of trees along the bottom edge of the Lines, providing a green backdrop to the area.

5.16 The Brook is also noted to have the following key constraints³⁶:

- Areas around The Brook impacted by difficult topography, busy roads, and infrastructure - hindering connectivity to the Great Lines Heritage Park.

³² Medway Council (2006): 'Brompton Lines Conservation Area' [online] available at: file:///C:/Users/lauren.egan/Downloads/brompton_lines_ca_appraisal_all_2.pdf

³³ Medway Council (2006): 'Brompton Lines Conservation Area' [online] available at: file:///C:/Users/lauren.egan/Downloads/brompton_lines_ca_appraisal_all_2.pdf

³⁴ Gillespies (2019): 'Chatham town centre masterplan'.

³⁵ Medway Council (2004): 'Chatham Centre & Waterfront Development Framework' [online] available at:

³⁶ Gillespies (2019): 'Chatham town centre masterplan'.

- Entries to Fort Amherst and the Great Lines Heritage Park are often in 'out of the way' locations, with limited signage to aid in wayfinding; and
- Previously cleared areas are left with no function or clear uses.

Figure 5-6 The Brook (A231), facing south east³⁷



Figure 5-7 The Brook (A231), facing north west³⁸



³⁷ Google Maps (2021): 'Google Street view' [online] available at:
<https://www.google.com/maps/@51.3718692,0.5534019,2801m/data=!3m1!1e3>

³⁸ Google Maps (2021): 'Google Street view' [online] available at:
<https://www.google.com/maps/@51.3718692,0.5534019,2801m/data=!3m1!1e3>

The Arches residential area

- 5.17 In comparison, the southern part of the Plan area is primarily residential, with linear roads of small houses overlooking the varying landform of the area, known as 'The Arches residential area'. Fort Pitt is lower in the landscape and provides pleasant views of raised features such as Rochester residential area to the south (see **Figure 5-8** and **Figure 5-9**). The Arches residential area is a historic part of Chatham, first developed in 1858. Its architectural character reflects this history. The area mainly has Edwardian, Victorian and post-war buildings era, as well as more contemporary architecture. The Arches' character can be described as 'eclectic', with a range of different styles that complement one another.³⁹
- 5.18 The Brook and Arches residential area are separated by the main A2 road (Chatham Road) which provides a strong boundary between the retail and residential parts of the Plan area (shown in **Figure 5-9**).

Figure 5-8 Victoria road, facing south-east towards Luton⁴⁰



³⁹ Gillespies (2009): 'Chatham town centre masterplan'.

⁴⁰ Google Maps (2021): 'Google Street view' [online] available at:
<https://www.google.com/maps/@51.3718692,0.5534019,2801m/data=!3m1!1e3>

Figure 5-9 Luton Road, facing south towards Luton⁴¹



Figure 5-5 Chatham road, facing north-west towards Chatham town centre⁴²



Future baseline

5.19 Though it is acknowledged that Chatham's designated and non-designated assets will continue to be afforded protection under the provisions of the NPPF, adopted Local Plan, and emerging Local Plan, it is recognised that future development has the potential to negatively affect historic character and settings, detract from historic settlement qualities and disrupt valued

⁴¹ Google Maps (2021): 'Google Street view' [online] available at: <https://www.google.com/maps/@51.3718692,0.5534019,2801m/data=!3m1!1e3>

⁴² Google Maps (2021): 'Google Street view' [online] available at: <https://www.google.com/maps/@51.3718692,0.5534019,2801m/data=!3m1!1e3>

viewpoints; being susceptible to insensitive design and layout in new development.

- 5.20 Additionally, development has the potential to lead to incremental changes in landscape quality in and around the Neighbourhood Plan area, including the wider setting of the Great Lines, Dockyard, and the historic Arches Neighbourhood. In the absence of the Neighbourhood Plan more speculative development may come forward within the open countryside or countryside setting, which could place increased pressure on local settings.
- 5.21 However, locally distinctive landscape and townscape features, characteristics and special qualities can be protected, managed, and enhanced through the Neighbourhood Plan. New development that is appropriately designed/ master planned, and landscape-led, has the potential to support and improve the area's inherent landscape character and quality such as the Brook and Arches residential area. Additionally, despite its urban location, the open part of the Great Lines has great historic and landscape value and potential for improvement as part of a 'green lung'⁴³ linking the countryside to the south into Medway (discussed further in **Chapter 7**).

Key issues

- Designated heritage assets within the Plan area, including listed buildings, the Conservation Area and Scheduled Monuments are afforded protection under existing legislative provisions and strategic level policies. However, it will be important for new development proposals to conserve, and where possible, enhance the historic significance of these features and areas.
- There are also a range of non-designated features recognised for their local importance for the historic environment, but not offered statutory protection. The significance of these should also be conserved and enhanced.
- The townscape character and historic environment of the Plan area is vulnerable to inappropriate development and townscape change. Important townscape features within the Plan area such as the Great Lines and are highly sensitive to potential negative amenity from inappropriate development that undermines the character of the unique townscape of the area.

⁴³ Medway Council (2011): 'Medway Landscape Character Assessment'

SEA Objective(s)

5.22 Considering the key issues discussed above, it is proposed that the SEA should include the following objective and assessment questions:

SEA objective	Assessment questions (will the option/ proposal help to...)
<p>To protect and enhance the historic character and quality of the immediate and surrounding landscape and townscape.</p>	<ul style="list-style-type: none"> • Conserve and enhance buildings and structures of architectural or historic interest, both designated and non-designated, and their settings? • Protect and enhance the historic integrity of the Great Lines? • Conserve and enhance the Brompton Lines Conservation area? • Protect the integrity of the historic setting of key monuments of cultural heritage interest as listed in the Kent HER? • Protect and/ or enhance local landscape character and quality of place? • Conserve and enhance local identity, diversity, and settlement character? • Identify and protect locally important viewpoints which contribute to character and sense of place? • Protect visual amenity and locally important views in the Plan area? • Retain and enhance landscape features that contribute to the river setting, or rural setting, including trees and hedgerows?

6. Land, soil, and water resources

6.1 This theme focuses on the quality of soil resources, the extent of mineral resources, water supply and water quality in the Arches Neighbourhood Plan area.

Policy context

6.2 **Table 6-1** presents the most relevant documents identified in the policy review for the purposes of the Arches Neighbourhood Plan SEA.

Table 6-1: Plans, policies and strategies reviewed in relation to land, soil and water resources

Document Title	Year of publication
<u>National Planning Policy Framework (NPPF)</u>	2019
<u>The 25 Year Environment Plan</u>	2018
<u>Safeguarding our Soils: A strategy for England</u>	2009
<u>Future Water: The government's water strategy for England</u>	2011
<u>Water for Life</u>	2011
<u>The National Waste Management Plan</u>	2013
<u>Southern Water Water Resources Management Plan (2020–70)</u>	2020
<u>Minerals and Waste Local Plan (Kent)</u>	2013
<u>Adopted Medway Local Plan (MLP)</u>	2003
<u>Emerging Medway Local Plan (2019-2037) (EMLP)</u>	2019

6.3 The key messages emerging from the review are summarised below:

- The ANP will be required to be in general conformity with the NPPF, which seeks to protect high quality soil resources, and improve the water environment; recognising the wider benefits of natural capital and derived from ecosystem services. Furthermore, the NPPF recognises the need to take account of the long-term implications of climate change and build resilience in this respect. The NPPF encourages efficient land use, utilising brownfield land opportunities and land remediation schemes where appropriate and delivering environmental gains.
- The 25-year Environment Plan presents a focus for environmental improvement in the next couple decades, with aims to achieve clean air,

clean and plentiful water, and reduced risk from environmental hazards. This includes measures to improve soil quality, restore and protect peatlands, use water more sustainably, reduce pollution, maximise resource efficiency and minimise environmental impacts. This leads on from and supports the soil strategy for England (Safeguarding our soils) which seeks to ensure that all England's soils will be managed sustainably and degradation threats tackled successfully by 2030, as well as the national water strategies which seek to secure sustainable and resilient water resources and improve the quality of waterbodies, and the national waste plan which seeks to identify measures being taken to move towards a zero waste economy.

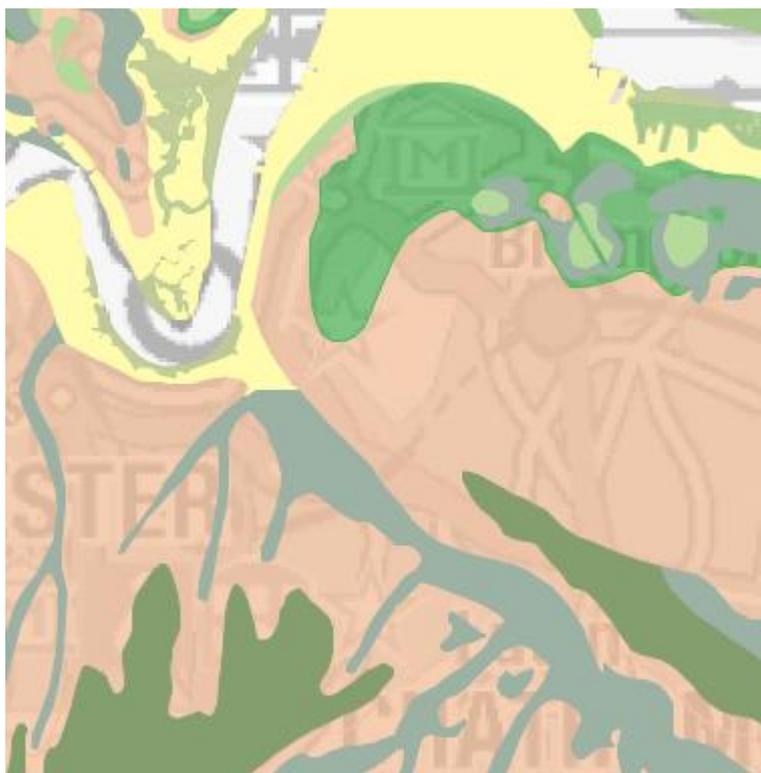
- Southern Water's WRMP further highlights the acute stresses that the catchment faces in the coming years and the challenges faced by the WRZ for Chatham, in terms of securing water resources into the future in one of the driest regions in England. The Plan outlines how Southern Water aim to confront and manage these issues to ensure the timely provision of clean water to all residents in the period up to 2070.
- The ANP will also be required to be in general conformity with the Kent Minerals and Waste Plan, which form part of the Local Development Frameworks for the area. The Plan sets out the vision and strategy for waste management and mineral provision up until the year 2030. It also contains a few development management policies for evaluating minerals and waste planning applications.
- Furthermore, the ANP will also be required to take note of and be in general conformity with the adopted local plan, which contains policies specifically relating to efficient land use, water resources and the sustainable use of resources. It will also be necessary for the ANP to be in general conformity with the emerging local plan.

Baseline summary

Soil resources and geology

- 6.4 The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land (BMV) and Grades 3b to 5 are of poorer quality. In this regard, the entirety of the Plan area is brownfield land, classified as 'urban'.
- 6.5 With regards to bedrock geology, Chatham is primarily underlain by Lewes Nodular Chalk formation and London Clay - Claygate Member, as depicted in **Figure 6-2**, overleaf.

Figure 6-2 Geology of Chatham⁴⁴



Bedrock geology

■ Thanet Sand Formation	■ Bagshot formation
■ Thanet Sand - Bullhead Bed	■ Lambeth Group
■ Harwich formation	■ Folkestone formation
■ London Clay formation	■ Lewes Nodular Chalk formation
■ Lewes Nodular Chalk formation	■ West Melbury Marly Chalk Formation
■ London Clay - Claygate Member	■ Zig Zag Chalk Formation
■ Gault formation	
■ Chalk	
■ Melbourne Rock	
■ Lenham formation	

Water quality and resources

6.6 The Plan area falls within the Thames River Basin District, the Medway Management catchment and Medway Lower Operational catchment. There are no significant water bodies running through the Plan area.

6.7 Medway District is served by Southern Water and falls within the 'Eastern' area. Within their Water Resource Management Plans (WRMPs) water companies refer to their Water Resource Zones (WRZs). A WRZ is the largest possible zone in which all resources, including external transfers, can be shared and hence the zone in which all customers experience the same risk of supply failure from a resource failure.⁴⁵ In this respect, the Plan area falls within the Medway Upper WRZ. Most of the water in the area is sourced from groundwater and the rest from the River Medway.⁴⁶ The Kent Water Sustainable Growth Study (2017)⁴⁷ indicated that the predicted supply-demand

⁴⁴ Medway District Council (2016): 'Local Aggregate Assessment' [online] available at: https://www.medway.gov.uk/downloads/file/2377/local_aggregate_assessment_2016

⁴⁵ Babergh District Council (2011) Babergh Water Cycle Study [online] available at: <https://www.babergh.gov.uk/assets/Strategic-Planning/Babergh-CoreStrategy/CoreStrategyCoreDocList/BDCWaterCycleStudyFinalv2Report.pdf>

⁴⁶ Southern Water (2019): 'Securing a resilient future for water in the South East' [online] available at: https://www.southernwater.co.uk/media/3656/5025_wrmp_v11.pdf

⁴⁷ Kent County Council (2017): 'Kent Water Sustainable Growth Study'

deficit for the Medway WRZ with no interventions in 2030-1 is between -35 to -25 Ml/d, one of the highest deficits out of the Kent WRZs. This indicates future water scarcity in the Plan area.

- 6.8 The Plan area does not fall within any Nitrate Vulnerable Zones (NVZs); however, the southern part of the Plan area falls within a Source Protection Zone SPZs for Zone II and III, indicating the vulnerability of groundwater resources in the area.

Future baseline

- 6.9 Future development has the potential to affect water quality through increased consumption, diffuse pollution, waste-water discharges, water run-off, and modification, particularly considering deficits predicted by the Kent Water Sustainable Growth Study. It is considered that the Local Plan will seek to address any water supply and wastewater management issues over the plan period in line with the WRMP; and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the Plan area and wider area. It will be important for new development to avoid impacts on water quality and to contribute to reducing consumption and improving efficiency.
- 6.10 It is anticipated that development will be built within the existing urban area of Chatham Town, and therefore is unlikely to displace BMV land. Any development within the Plan area will take place on previously developed land.
- 6.11 It is considered unlikely that the small-scale development likely to come through the Neighbourhood Plan will have a significant impact on SPZs.

Key issues

- Predictive studies indicate that, without intervention, there will be water scarcity in the Medway Upper WRZ. Water supply issues in line with the WRMP will be applied through the planning permission process.
- Given the urban nature of the Plan area, with the only opportunities for development being previously developed land, and existing legislative provisions relating to water quality and supply, the land, soil and water resources theme has been **scoped out for the purpose of the SEA process.**

7. Community wellbeing

7.1 This theme focuses on the demographics and households of the population in the Arches Neighbourhood Plan area, as well as access to services and facilities, and the health of residents.

Policy context

7.2 **Table 7-1** presents the most relevant documents identified in the policy review for the purposes of the Arches Neighbourhood Plan SEA.

Table 7-1: Plans, policies and strategies reviewed in relation to population and communities

Document Title	Year of publication
<u>National Planning Policy Framework (NPPF)</u>	2019
<u>Medway Housing Strategy (2018)</u>	2018
<u>Adopted Medway Local Plan (MLP)</u>	2003
<u>Emerging Medway Local Plan (2019- 2037) (EMLP)</u>	2019
<u>Medway Council Playing Pitch Strategy (2012)</u>	2012
<u>Medway Joint Health and Wellbeing Strategy (2018- 2023)</u>	2018
<u>Medway Community Safety Plan (2016)</u>	2016

7.3 The key messages emerging from the review are summarised below:

- The Arches Neighbourhood Plan will be required to be in general conformity with the NPPF, which overall seeks to retain and enhance access to community services and facilities, including health facilities, educational facilities, and open space. The NPPF recognises the benefits of a range of local provisions supporting community needs, including in rural areas. The framework seeks to protect settlement and community identities. Furthermore, the NPPF recognises the benefits of creating cohesive communities, in safe environments where crime and the fear of crime do not undermine the quality of life of residents.
- The district housing, homelessness, and community strategies each seek to support the appropriate delivery of housing and community infrastructure. The strategies recognise the importance of targeting resources at those most at risk/ most vulnerable and supporting all residents needs for affordable, safe, and good quality housing in the right places. Furthermore, the strategies recognise the need to create choice in

terms of securing a long-term stable home and create adaptable homes supported by high levels of accessibility.

- In addition, the Arches Neighbourhood Plan will be required to be in general conformity with the adopted Local Plan which include policies relating to the provision and type of housing, supply of employment land, retail provision, residential amenity and tourism services.
- The 2020 Health Equity in England Report identifies that the health gap between less and more deprived areas has grown in the last decade, where more people can expect to spend more of their lives in poor health, and where improvements to life expectancy have stalled, or even declined for the poorest 10% of women.
- The Planning for Sport Guidance seeks to help the planning system provide formal and informal opportunities for everyone to take part in sport and be physically active. The Guidance outlines 12 'planning-for-sport' principles.
- The ANP will also be required to be in general conformity with the MLP which contains policies directly relating to town uses, the economy and community facilities. The ANP will also need to acknowledge the emerging policies in the emerging local plan.

Baseline summary

Local economy

7.4 Chatham is the largest retail centre in Medway. The Draft Plan notes several key challenges with regards to the local economy of Chatham, detailed below.

- Chatham High Street has high levels of pedestrian activity, but Luton Road, has a poorer quality streetscape. There is a notable loss of retail and commercial spaces along Luton Road.
- The look of the area and the poor management of the buildings is affecting the relocation of new businesses.
- There is a lack of services and providers such as superfast broadband.
- There are few SMEs in Chatham, and few services that provide skills training.
- The lack of commercial and retail options available within walking distance to residents of the area is a large issue considering that nearly 50% of people do not own a car.
- There are no low-cost supermarkets to purchase groceries after 7pm.
- There is poor connectivity to the high street due to the roundabout and dual carriageway which make pedestrian movement unsafe.
- Existing retail and commercial spaces are expensive to rent for independent businesses, and in some cases are intentionally left vacant for land banking.
- Connectivity between residential areas and commercial streets is poorly designed and of poor quality.
- The perceived reputation of the area discourages new business.

- Only 55% of those living in the Arches work within Medway.
- Operational issues created by congestion from the city estate in Chatham impede economic growth.

7.5 The Plan area falls within the River and Chatham Central electoral council wards.⁴⁸ With regards to employment, of the economically active population which live in the River ward, 67.9% of them are in employment. This area includes the waterfront and some of the main town centre areas. In comparison, of the economically active residents which live in the Chatham Central ward, 64.2% of them are in employment (2011).⁴⁹

Housing

- 7.6 With regards to housing, the Draft Plan notes that there is a decrease in the supply of family homes and a further decrease in existing supply due to the conversion into flats and temporary or emergency accommodation. There is also a rise in empty and derelict housing.
- 7.7 Affordability is also an issue in Chatham due to an influx of people from various London boroughs, which has increased rental prices significantly. An assessment of average house prices against local incomes for the neighbourhood area, noted in the Draft Plan, has indicated a significant gap between income and the cost of homes. Additionally, little outdoor amenities effect resident's desire to move into properties in certain areas. Finally, an overconcentration of HMOs has impacted community balance and amenities.⁵⁰

Deprivation

- 7.8 Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible. The Neighbourhood Plan area falls within six LSOAs: Medway 015D, Medway 015E, Medway 020A, Medway 020D, Medway 020B and Medway 022D.
- 7.9 The Index of Multiple Deprivation 2019 (IMD)⁵¹ is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights. As shown in **Table 7-2** several parts of the Plan area are heavily deprived with regards to a number of deprivation indices detailed below:
- Income deprivation- a high proportion of residents' experience deprivation relating to low income in the Plan area.
 - Employment deprivation- a high proportion of residents in Chatham in the working age population are involuntarily excluded from the labour market.
 - Education, Skills and Training- a high proportion of students in Chatham have a lack of attainment and skills in the local population.

⁴⁸ Medway Council (2021): 'Medway Elects' [online] available at: <https://www.medwayelects.co.uk/?page=wards>

⁴⁹ Gillespies (2009): 'Chatham town centre masterplan'.

⁵⁰ Arches and Chatham Neighbourhood Forum (2021): 'Draft Neighbourhood Plan' [online] available at: https://drive.google.com/file/d/1EM5_bTdFla599V0klUgewQ39MY2alPaR/view

⁵¹ Gov UK (2019): 'Indices of Deprivation' [online] available at: http://dclgapps.communities.gov.uk/imd/iod_index.html#

- Health Deprivation and Disability- residents in Chatham have a high risk of premature death and impairment of quality of life through poor physical and mental health.
- Crime- there is a high risk of personal and physical victimisation at the local level.
- Living Environment deprivation- there a poor local living environment in the Plan area.
- Income deprivation affecting children- there is a high proportion of children living in income deprived families in the Plan area.
- Income deprivation affecting older people- a high proportion of those aged over 60 who are living in income deprivation in the Plan area.

7.10 Overall, LSOAs within the Plan area are highly deprived in comparison to other areas in the UK. LSOAs within the Plan area with the highest levels of Deprivation (10% most deprived) are Medway 015E, 020D, 020B and 022D.

Table 7-2 LSOAs in the Arches Plan area⁵²

Indices	LSOA					
	015D	015E	020A	020D	020B	022D
Income deprivation	40% most deprived	10% most deprived	10% most deprived	10% most deprived	10% most deprived	10% most deprived
Employment deprivation	40% most deprived	10% most deprived	30% most deprived	10% most deprived	10% most deprived	20% most deprived
Education, Skills and Training	30% most deprived	10% most deprived	10% most deprived	10% most deprived	10% most deprived	10% most deprived
Health Deprivation and Disability	30% most deprived	10% most deprived	40% most deprived	20% most deprived	10% most deprived	40% most deprived
Crime	10% most deprived	10% most deprived	10% most deprived	10% most deprived	10% most deprived	10% most deprived
Barriers to Housing and Services	40% most deprived	50% most deprived	50% least deprived	40% least deprived	50% most deprived	50% least deprived
Living Environment deprivation	20% most deprived	20% most deprived	10% most deprived	10% most deprived	20% most deprived	20% most deprived

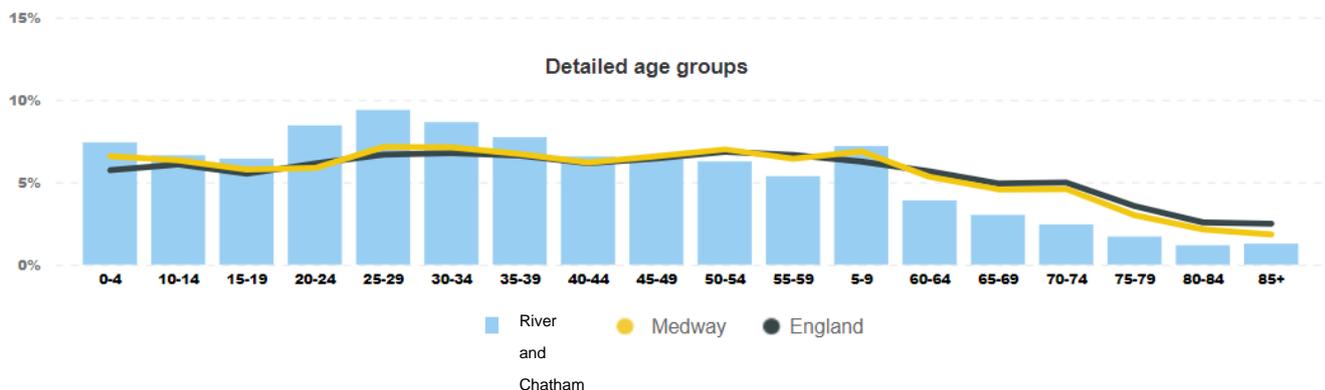
⁵² Gov UK (2019): 'Indices of Deprivation' [online] available at: http://dclgapps.communities.gov.uk/imd/ioid_index.html#

Income deprivation affecting children	30% most deprived	10% most deprived				
Income deprivation affecting older people	30% most deprived	10% most deprived	20% most deprived	20% most deprived	10% most deprived	40% most deprived
Overall	20% most deprived	10% most deprived	20% most deprived	10% most deprived	10% most deprived	10% most deprived

Population

7.11 As of 2019, the total population across these two wards is 29,157. The age distribution for these wards are shown below in **Figure 7-1**. The average age of residents in this area is 34. The largest age groups are 25-29-year olds, 20-24-year olds and 35-39-year olds. In comparison to figures for Medway and England as a whole, the proportion of residents aged over the age of 60 is lower in the ward areas.

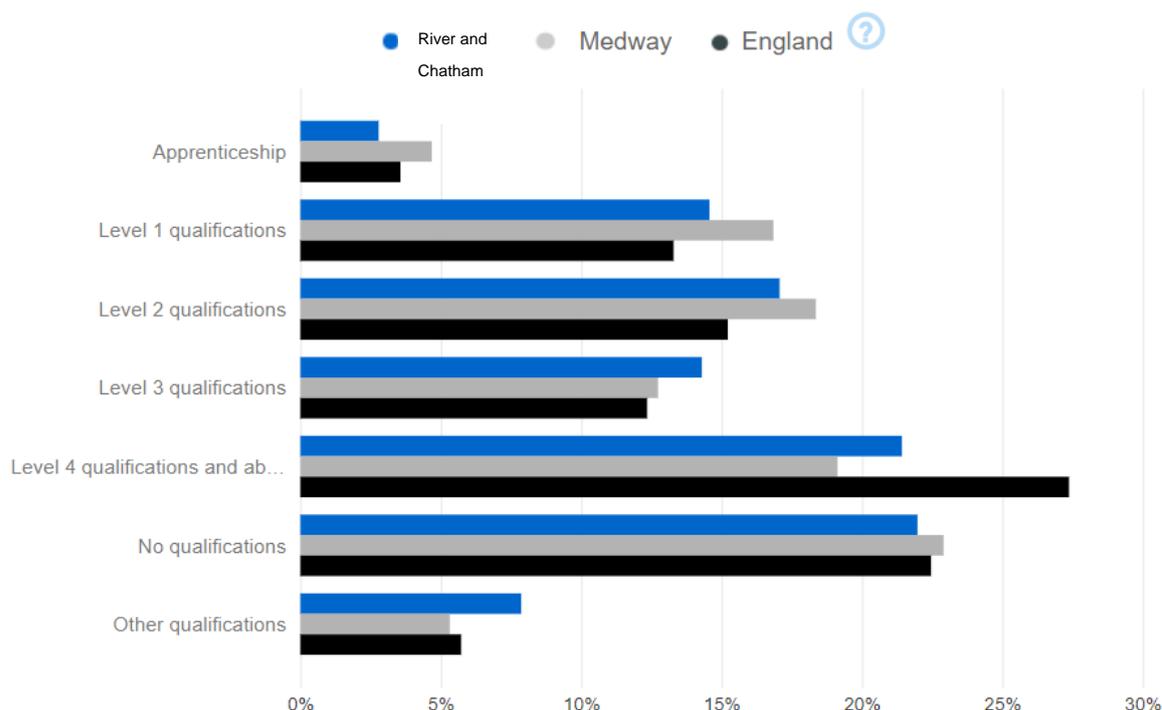
Figure 7-1 Age distribution in the River and Chatham wards (2011)



7.12 With regards to educational attainment, as shown in **Figure 7-2**, overleaf, a smaller proportion of residents have no qualifications when compared to figures for Medway and England as a whole. However, a lower proportion of residents have achieved level 4 qualifications and above in comparison to statistics for England as a whole, though not for Medway.

7.13 In terms of schools, there are a number of educational facilities in Chatham. There are three primary schools in Chatham: New Road, All Saints C of E and Luton Primary. The closest secondary school to the Plan area is the Victory Academy, located just south of the Plan boundary.

Figure 7-2 Highest level of qualification (2011)⁵³



Key services and facilities

7.14 Chatham is the main retail and town centre within Medway and is well serviced by rail and bus transport, via the Chatham Waterfront Bus Station and Chatham Rail Station.

7.15 Chatham town centre has good shopping facilities within Medway and from Bluewater shopping centre which is in proximity. Chatham has a few national chain retailers and smaller independent shops and businesses in the town centre. Additionally, the three universities in Medway contribute more than £143.6m and support over 1,200 jobs within the local economy⁵⁴, these are:

- Canterbury Christ Church University
- University of Greenwich
- University of Kent including Medway School of Pharmacy and UTC

7.16 With regards to outdoor facilities, there are a few play spaces noted in the Playing Pitch Strategy⁵⁵ listed below:

- Barnfield Playing Fields
- Brompton Westbrook Primary School
- Fort Pitt Grammar School
- Great Lines Heritage Park

⁵³ Medway Council (n.d.): 'Ward profiles' [online] available at: <https://app.powerbi.com/view?r=eyJrIjoiaZjgwNmFjOWYtODIjZi00ZmRiLTllYTgtMzRmMmlyMjYwZTcyliwidCI6IjY4NTAzTkzLTNjZTctNGEyMi1iZmM1LWZmZWU0MjFhMWY1NyJ9>

⁵⁴ Gillespies (2019): 'Town Centre Masterplan' [online] available at: https://www.medway.gov.uk/downloads/file/4524/chatham_town_centre_masterplan

⁵⁵ Medway Council (2019): 'Medway Council Playing Pitch Strategy' [online] available at: https://www.medway.gov.uk/downloads/file/4522/app_8a_medway_needs_assessment_v5

- Green acre Academy
- Greenvale Infant School
- Holecombe Grammar School
- Hook Meadow
- Kingfisher Community Primary School
- Lordswood School
- Lordswood Sport and Social Club
- Luton Rec
- Maidstone Road Sports Ground
- Oaklands Junior School
- Snodhurst Bottom
- St John Fisher Catholic School Sports Field
- St Marys Island Ce Primary School
- Swingate Primary School
- The Garrison Ground
- The Victory Academy

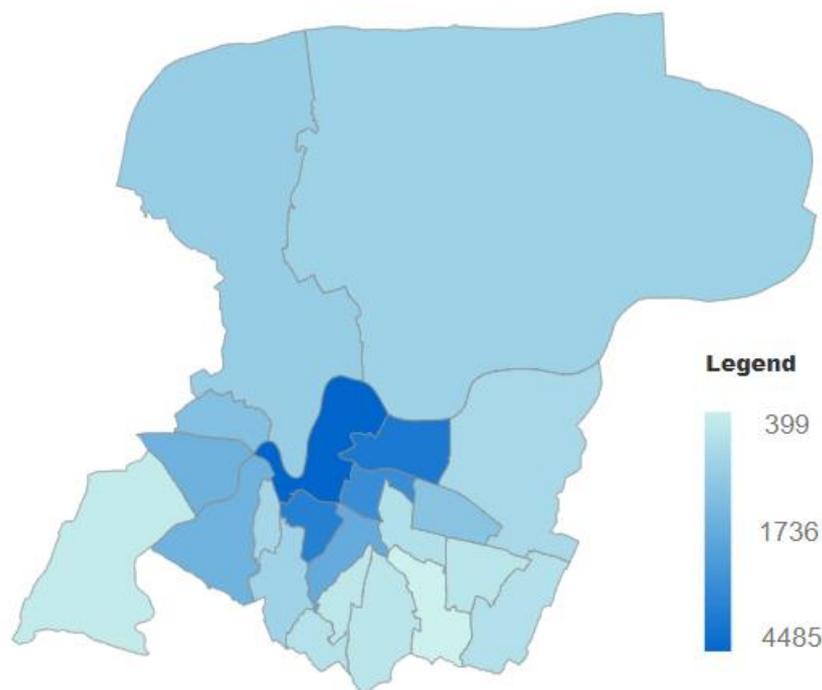
7.17 However, the Medway Open Space Study (2012) indicated a deficit of 12.32ha of Open Space in Chatham.⁵⁶

General health

7.18 As shown in **Figure 7-3** overleaf, the majority of residents in the wards have 'very good' or 'good' health (86%). The River ward has the highest proportion of residents in this category when compared to other wards in Medway (86%). Chatham Central has a lower proportion of residents in this category (81%), though is in line with overall averages for Medway, shown in **Figure 7-4**, overleaf.

⁵⁶ Medway Council (2012): 'Playing Pitch and Outdoor Sports Facilities Study' [online] available at: https://www.medway.gov.uk/downloads/file/2373/medway_playing_pitch_study_2012

Figure 7-4 Crime Rates (2011)⁵⁹



Future baseline

- 7.23 Levels of deprivation in the Plan area are high in relation to a number of indices. Deprivation is a complex issue, with many factors at play. However, plan making offers an opportunity for future development to reduce deprivation by better connecting residential areas to services and educational opportunities, meeting necessary building performance standards and creating better community cohesion.
- 7.24 The suitability (e.g. size and design) and affordability of housing to meet local needs will depend on the implementation of appropriate housing policies through the Local Plan and Neighbourhood Plan. Unplanned development may have wider implications in terms of delivering the right mix of housing types, tenures, and sizes in suitably connected places.
- 7.25 Although many residents in the Plan area are likely to continue to have good health, given the proportion of residents with long-term health conditions, it will be useful for development to support access to key healthcare services and recreational opportunities wherever possible.
- 7.26 Considering the recovery from the Covid-19 pandemic, homeworking is likely to become a more prevalent trend, and this is likely to alter the commuting patterns and access trends of residents into the future. Whilst uncertainty remains, the ANP provides opportunities to guide development which accommodates for changing working patterns and lifestyles, and places greater emphasis on access to local services, facilities, employment options and

⁵⁹ Medway Council (2011): 'Ward profiles- Health' [online] available at: <https://app.powerbi.com/view?r=eyJrljoiZjgwNmFjOWYtODIjZi00ZmRjLTllYTgtMzRmMmlyMjYwZTcyliwidCI6IjY4NTAzZTkzLTNjZTctNGEyMi1iZmM1LWZmZWU0MjFhMWY1NyJ9>

strategic connectivity. New strategic development sites nearby may also increase accessibility for residents to some degree in the future.

Key issues

- Health in the Plan area is generally good, and this trend is likely to continue. Long term health conditions remain an issue though.
- There are several issues relating to the local economy of Chatham.
- There are a number of barriers to the housing market for residents in Chatham. Supporting affordability requirements in the emerging Local Plan will enable more people to buy homes in Chatham.
- Levels of deprivation in Chatham are high with regards to many different indices.
- Crime rates are also notably higher in the two wards in the Plan area than elsewhere in Chatham.

SEA Objective(s)

7.27 Considering the key issues discussed above it is proposed that the SEA should include the following objective:

SEA objective	Assessment Questions (will the proposal help to...)
<p>Ensure growth in the Plan area is aligned with the needs of all residents and capacity of the settlement and social infrastructure, improving accessibility, anticipating future needs and specialist requirements, and supporting cohesive and inclusive communities.</p>	<ul style="list-style-type: none"> • Provide everyone with the opportunity to live in good quality, affordable housing? • Support the provision of a range of house types and sizes? • Meet the needs of all sectors of the community? • Provide flexible and adaptable homes that meet people’s needs, particularly the needs of an ageing population? • Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people? • Encourage and promote social cohesion and active involvement of local people in community activities? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing residents?

8. Next steps

Subsequent stages for the SEA process

- 8.1 Scoping (the current stage) is the second stage of the SEA process, which comprises:
- i. Screening;
 - ii. Scoping;
 - iii. Assess reasonable alternatives, with a view to informing preparation of the draft plan;
 - iv. Assess the draft plan and prepare the Environmental Report with a view to informing consultation and plan finalisation; and
 - v. Publish a 'statement' at the time of plan adoption in order to 'tell the story' of plan-making / SEA (and present 'measures decided concerning monitoring').
- 8.2 The next stage will involve exploring reasonable alternatives for the Arches Neighbourhood Plan. The findings of this work will be fed back to the Forum so that they might be taken into consideration when finalising the Neighbourhood Plan. The submission version of the Neighbourhood Plan will then be subject to appraisal, and the Environmental Report will be prepared for submission alongside the Plan.

Consultation on the Scoping Report

- 8.3 Public involvement through consultation is a key element of the SEA process. At this scoping stage, the SEA Regulations require consultation with statutory consultation bodies but not full consultation with the public.
- 8.4 The statutory consultation bodies are the Environment Agency, Historic England and Natural England. The Scoping Report has been released to these three statutory consultees.
- 8.5 Consultees are invited to comment on the content of this Scoping Report, particularly the evidence base for the SEA, the identified key issues and the proposed SEA framework.
- 8.6 The consultation period runs from **XXXX to XXXX**. Comments on the Scoping Report should be sent to:

Lauren Egan, AECOM

Email address: lauren.egan@aecom.com
- 8.7 All comments received on the Scoping Report will be reviewed and will influence the development of the SEA where appropriate.

