

Planning & Development

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Pluckley Parish Council

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Date: 1st April 2016

Dear Mr Smith

Pluckley Neighbourhood Plan Environmental Assessment Screening Determination

The Council fully supports the production of a Neighbourhood Development Plan for the parish of Pluckley. To this end, one of the roles for the Local Authority is to screen the expected contents of the Neighbourhood Plan to determine whether a Strategic Environmental Assessment (SEA) and/or assessment under any relevant European legislation are required. This letter therefore sets out whether the plan meets one of the basic requirements: not to breach, and otherwise be compatible with, EU and Human Rights obligations.

These comments relate to the need for either a: Strategic Environmental Assessment (2001/42/EC); or a Habitats Regulation Assessment, Regulation 61(2) of the Conservation of Habitats and Species Regulations 2010. In this instance the decision has been based on the Environmental Assessment Screening Report and following consultation with the relevant statutory bodies.

This letter confirms that **an environmental assessment is not required** for the Pluckley Neighbourhood Plan.

Please find enclosed a copy of the comments received on the Screening Opinion, where further information may be of use for the plans production. Please note however, that if the contents of the Plan is revised considerably and/or if there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this letter would need to be revisited.

Yours Sincerely

Mrs Danielle Dunn Policy Planner



Comments made on the Screening Opinion

Statutory Body	Comments Received
Environment Agency	Thank you for consulting us on this screening report, however we have no comments. The environmental risks (as far as our remit is concerned) would appear to be fairly low in this area. If proposals come forward for development in the flood plain just south of the railway, or on or adjacent to the Pluckley Brickworks landfill we'd probably want to know at that stage.
Natural England	Thank you for consulting Natural England on this matter. In terms of national and international habitats, and nationally important landscapes we accept your conclusion that there are not likely to be significant effects, and that an SEA and HRA are not necessary.
Historic England	Having reviewed the draft plan and the sites proposed for allocations I am happy to confirm that, within the areas of interest to Historic England, we agree that the plan does not, at this point, need to be subject to SEA as it appears very unlikely it would result in significant environment effects. We would have some reservation if the numbers of housing units to be delivered by each of the allocated housing sites were to increase as there may then be some potential for significant effects to nearby listed buildings at Lambden Road and Smarden Road or the Pluckley Station Conservation Area. Should such changes be made to the plan following the Regulation 14 consultation we would request the right to review this decision.

