

05 April 2017

Valerie Dobson
Neighbourhood Planning Officer
Planning Policy
Chichester District Council

Dear Valerie,

Subject: Plaistow / Ifold Neighbourhood Plan – Submission for a Screening Opinion

It is SDNPA's view that the Plaistow / Ifold Neighbourhood Plan does not require a Strategic Environmental Assessment.

The basis for the decision is as follows:

- The scale of development covered by the plan (up to 11 units over the plan period excluding windfalls) is not likely to have a significant effect upon the environment;
- The Neighbourhood Plan (NP) proposed housing development for Plaistow / Ifold is consistent with that allocated through the Chichester Local Plan (about 10 dwellings), which has already been subject to an SEA. It is not considered that a further SEA is required based upon the location identified for development.
- The Environmental Assessment of Plans and Programmes Regulations 2004 Article 5.(6) states: "An environmental assessment need not be carried out—
 - a. for a plan or programme of the description set out in paragraph (2) or (3) which determines the use of a small area at local level;"
- I do not envisage any significant effects upon existing Natura 2000 designations that would trigger an SEA under Article 3(2)(b) of the SEA Directive;

Furthermore, in view of the final bullet, SDNPA does not consider that a Habitat Regulations Assessment is required for the NP based upon the information currently provided.

It is the above considerations in combination that have led to the view that, in this instance, an SEA is not required. It does not reflect a view on the part of SDNPA that SEA is not necessary for Neighbourhood Plans because they cover a small area; in certain locations they are critical and have been required notwithstanding a small area.

SDNPA will periodically review this decision as further details of the NP emerge. Should additional information change the above criteria to suggest that the plan may have likely significant effects on the environment, SDNPA will notify the NP Project Team and CDC explaining the reasoning behind our change in decision. Similarly SDNPA expects the NP Project Team to notify us of any change in the development of the plan that may trigger a review of this decision.

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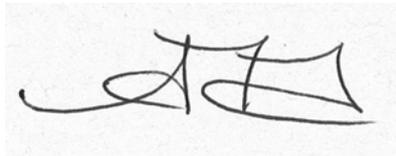
While, at this point, the NP has been screened out as requiring SEA, it is still incumbent upon the NP Project Team to meet the 'Basic Condition' relating to sustainable development. This is in order to satisfy the provisions of paragraph 72 of the NPPG (set out below).

This basic condition is consistent with the planning principle that all plan-making and decision-taking should help to achieve sustainable development. A qualifying body must demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).

This screening decision does not prevent the NP Project Team from undertaking an SEA of their NP, should they wish to do so and should not be viewed as in any way prejudicing such a decision.

Finally, SDNPA's view on this plan has been made without consulting the statutory advisors, Natural England (NE), the Environment Agency (EA) and Historic England (HE). We would strongly advise that CDC consults the aforementioned prior to pre-submission publication.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Amy Tyler-Jones', is centered on a light grey rectangular background.

Amy Tyler-Jones
Neighbourhood Planning Officer
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