



Oakley Parish Council
24 Medway Avenue
Oakley
Hampshire
RG23 7DP

16 October 2014

Dear Sir or Madam

Oakley Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion

This letter sets out the borough council's screening opinion concerning the need for SEA and HRA in relation to the Oakley Neighbourhood Plan. This screening opinion has been underpinned by a detailed report and the opinions of the three consultation bodies (Environment Agency, Natural England and English Heritage).

The screening process undertaken concludes that in order to meet the 'basic conditions'¹ for neighbourhood planning **an Environmental Assessment is considered to be required to accompany the Oakley Neighbourhood Plan but it would not need to be subject to HRA**. The consultation bodies have all agreed with the conclusion reached. The reasons for the decision are set out below:

Strategic Environmental Assessment

When considered in relation to the environmental constraints and the amount of development proposed in the neighbourhood area, namely 150 new homes, it is considered that significant effects on the environment are likely.

Habitats Regulations Assessment

There are no European sites within a 10km radius of the neighbourhood area. Therefore, it is considered that there are not likely to be significant effects on any

¹ Requirement (f), that the making of the order or neighbourhood plan does not breach, and is otherwise compatible with EU Obligations. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

European sites flowing from the Neighbourhood Plan. Accordingly, an HRA is not required.

The Environment Assessment will need to meet the relevant legal requirements set out in the [Environmental Assessment of Plans and Programmes Regulations 2004](#). Further guidance on the requirements for carrying out the Environment Assessment is set out in the [National Planning Practice Guide](#) and [the Strategic Environmental Assessment Directive: guidance](#). In addition, please feel free to contact the borough council (planning policy team) if you require any additional advice regarding how to complete the Environmental Assessment.

Yours Sincerely

Andrew Rushmer
Senior Planning Policy Officer