

Date: 09 August 2016
Our ref: 190214
Your ref: Bishops Clyst Neighbourhood Plan – submission version



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BY EMAIL ONLY

Dear Mr Spurway

Planning consultation: Bishops Clyst Neighbourhood Plan 2014 – 2031 – submission version

Thank you for your consultation on the above dated 08 July 2016 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

General

Natural England commented on the publication version of the Neighbourhood Plan in a letter dated 29 February 2016. We welcome the clarification provided and revisions made in response to those comments..

Specific comments

Recreational disturbance on sites of European importance for wildlife

The inclusion of clause (h) in policy BiC01 which now requires the “provision of appropriate measures to mitigate any adverse effects of development on designated European wildlife sites“ is welcomed.

We also suggested that the Plan make reference to the proposed Clyst Valley Regional Park which will include part of the western area of the Parish. Such a reference has not been included in the Neighbourhood Plan. Whilst such a reference would have highlighted the role of a future Clyst Valley Regional Park in providing Suitable Alternative Green Space (SANG) for recreation it is recognised that its provision is addressed on the adopted East Devon Local Plan (Strategy 10).

Policy BiC01: Protecting and enhancing geodiversity, biodiversity and wildlife (previously EN1)

We note that this policy now covers geodiversity through inclusion of a new clause (d) and inclusion of ‘geodiversity’ in the title. These revisions are welcomed.

Policy BiC08: Development outside the 'Built-Up Area Boundary' (previously BE3).

It is noted that the 'Built-up Area Boundary' is now delineated on Map 5. This revision is welcomed.

Policy BiC19: Business Development (previously BU3)

In the published consultation statement – part 2, it is confirmed that sites 1 – 4 identified in policy BiC19 are existing sites. This clarification is welcomed.

It is suggested that "showground sites" be inserted after "Westpoint" in BiC19(b)(4) to clarify that more than one site relates to "the Westpoint Showground" referred to in policy BiC20 (previously BU4).

Regarding the woodland area located adjacent to the southernmost of the 3 business park sites identified as 'site 4' on map 6 we note that clarification has been sought from the Devon Biodiversity Records Centre on the status of this woodland and that phase 1 of a habitat survey has indicated that this woodland has no significant habitat interest.

Green infrastructure

It is noted that implementation of a local green infrastructure strategy will follow on from the Habitat Survey being carried out under the Parish Council Action List. It is suggested that green infrastructure implementation could be added to the list of community action objectives set out on page 13. The inclusion of policy BiC28 ('Local Green Space') is welcomed.

Strategic Environmental Assessment (SEA)

The Screening Report dated October 2015 (appended to the 'Basic conditions statement' – Appendix 3) concludes that the Bishops Clyst Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA). The SEA screening assessment the SEA Screening Report should be updated to reflect the current (i.e. submission version) of the Plan. This may have already been done but an updated version didn't appear to be available from the link supplied on the Regulation 16 Publication Notice.

Habitats Regulations Assessment (HRA)

It has been confirmed that no sites are allocated for development in the Neighbourhood Plan. We note that the HRA screening report dated October 2015 and appended to the 'Basic Condition Statement', concludes that HRA is not required. the HRA Screening report should be updated to reflect the current (i.e. submission version of the Plan).

This may have already been done but an updated version didn't appear to be available from the link supplied on the Regulation 16 Publication Notice.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245/07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Carol Reeder
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