

No.	Organisation	Comment
1	Blackdown Hills AONB Team	The AONB Partnership very much welcomes the importance attached to the natural environment, the special qualities of the AONB, the AONB management plan and other AONB guidance documents as the central tenet of the plan, by which they are given weight in the planning process by being incorporated into local planning policy.
2	Devon County Council Natural Environment	<p>Thank you for sending this to us. I am commenting on behalf of Devon County Council's Natural Environment team, that sits within the Environment Group. I am not commenting on behalf of the Historic Environment or Flood Risk Management services or the rest of Devon County Council. They are likely to have been notified via our planning colleagues. I have copied this to Sarah Jennings our Ecologist.</p> <p>It is worth you looking at the following webpage as to what DCC can and can't do in relation to preparing a Neighbourhood Plan, https://new.devon.gov.uk/planning/planningpolicies/neighbourhood-planning.</p> <p>You can also look at our wildlife and geology planning guidance webpages, https://new.devon.gov.uk/environment/wildlife/wildlife-and-geology-planning-guidance. There might be some useful information here, but please note that the information on these pages is aimed primarily at people wanting to apply for a planning application, rather than for neighbourhood planning.</p>
3	East Devon District Council	<p>Policy NE1</p> <p>1. Consideration should be given to including an additional criterion to ensure that development proposals take into account the Landscape Character Assessment.</p>

		<p>2. Policy BHE1: Criterion i) A recent examination undertaken for the Stockland Neighbourhood Plan commented on a criterion for a similar policy stating that <i>‘the Policy sets out a requirement for development to comply with guidance outside the control of the Neighbourhood Plan. I also note that design guidance is simply that. Notwithstanding this, I recognise that the Blackdown Hills Area of Outstanding Natural Beauty Design Guide for Houses provides helpful and locally distinctive guidance.’</i> And subsequently recommended changes to the plan so that the guidance should be ‘taken into account’ rather than requiring strict compliance.</p> <p>3. Policy PH1 The use of the term exception sites could be clarified to indicate whether specifically it is referring to sites brought forward through strategy 35 of the Local Plan.</p> <p>4. Policy PH1 The term ‘will be considered for support’ does not provide a decision maker with a clear indication how to react to a development proposal. This should be amended to ‘will be supported’.</p> <p>5. Policy PH1: Criterion b As with our comments on Policy BH1, consideration should be given to the Examiner’s comments for the Stockland who indicated that you cannot require strict compliance with design guidance outside of the Neighbourhood Plan’s control.</p> <p>6. Policy TRA1: Criterion iii) This criterion doesn’t make it clear what motorised vehicles should be prevented from doing. A small amendment to read ‘from using public rights of way’ should be included.</p> <p>7. Policy EE1 It should be noted that the Bishops Clyst Neighbourhood Plan included an identical policy (BiC18) within their Neighbourhood Plan which was suggested for amendment on the basis that the word ‘unacceptable’ was undefined and consequently imprecise. Consideration should be given to included an amended policy using the wording promoted by the Examiner in that instance.</p>
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4	Highways England	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Yarcombe and Marsh Neighbourhood Plan. We are satisfied that the proposed policies are unlikely to impact on the strategic road network (specifically the A303 which bisects the plan area) and therefore have no specific comments to make.</p> <p>This response does not however prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.</p>
5	Natural England	<p>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.</p> <p>We welcome the Yarcombe and Marsh Neighbourhood Plan and we have no further comments to make. 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.</p>

6	South West Water	I refer the above and would advise that South West Water has no comment other than to confirm that the anticipated level of new housing suggested can be supported in terms of the provision of water supplies and foul drainage services.
7	Sport England	<p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England’s role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, ‘A Sporting Future for the Playing Fields of England – Planning Policy Statement’.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/developmentmanagement/planning-applications/playing-field-land/</p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-andguidance/</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such</p>

		<p>facilities are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-costguidance/</p>
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