
From: Horn, Darren A (NE) [REDACTED]
Sent: 29 November 2017 15:32
To: Planning Policy; Claire Rodway
Subject: Ottery St Mary and West Hill Neighbourhood Plan - Submission Consultation (Our ref: 228562)
Attachments: East Devon DC - Ottery St Mary Town Council Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill - Pre Submission Reg 14 - 215865.pdf

Dear Claire,

I confirm that we have no additional comments to make on top of those submitted previously. I note that most of our advice has been acted upon. I attach our previous response for ease of reference.

I 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 me.

Kind regards,

Darren Horn

Planning Adviser (Part-time: Monday, Thursday and Friday)
Devon, Cornwall and Isles of Scilly Team
Sterling House, Dix's Field, Exeter, EX1 1QA

Tel: [REDACTED] (Monday and Thursday)
Mob: [REDACTED] (Friday)

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www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

From: Planning Policy [<mailto:PlanningPolicy@eastdevon.gov.uk>]
Sent: 11 October 2017 11:46
To: Claire Rodway <CRodway@eastdevon.gov.uk>
Subject: Ottery St Mary and West Hill Neighbourhood Plan - Submission Consultation

Dear Sir/Madam,

Ottery St Mary Town Council and West Hill Parish Council as the qualifying bodies have prepared and submitted the Ottery St Mary and West Hill Neighbourhood Development Plan, covering the parishes of Ottery St Mary and West Hill, to East Devon District Council. Produced in consultation with the local community, the plan sets out a vision for the future of the parishes and planning policies which will be used to determine planning applications locally.

The Ottery St Mary and West Hill Neighbourhood Plan is available for consultation until noon on the 1 December 2017. Please see the attached notice of publication for details of how to make a representation and where the plan and supporting documents are available to view.

Kind regards,

Claire Rodway

Miss Claire Rodway
Senior Planning Officer

My working days are Monday-Wednesday



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Planning Policy Section, East Devon District Council, Knowle, Station Road, Sidmouth, EX10 8HL

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Date: 06 July 2017
Our ref: 215865



Jo Talbot
Chair of OSM and West Hill NP working Group

cc: [REDACTED]

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T [REDACTED]

BY EMAIL ONLY

Dear Mr Talbot,

Planning consultation: Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill

Thank you for your consultation on the above Neighbourhood Plan (NP), which was received by Natural England on 17 May 2017.

TOWN AND COUNTRY PLANNING, ENGLAND – THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

Comments on the draft Neighbourhood Plan:

We are pleased to note that our comments on the Neighbourhood Plan have been taken into account (Refer to Appendix 1 of this letter). The below comment is a clarification to that previously made.

Chapter 2.2 notes that part of the plan area is within the East Devon AONB. The third sentence might read better thus: Part of the Neighbourhood Plan area along the eastern and southern boundary including part of village of Tipton St John, lies within the East Devon Area of Outstanding Natural Beauty (AONB).

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 Darren Horn. For any new consultations, or to provide further information on this consultation please send your correspondences to [REDACTED].

Yours sincerely,

Darren Horn
Lead Adviser – Exe, East Devon and Exmoor Team

APPENDIX 1: Previous Natural England response

Date: 04 May 2017
Our ref: 210946



Tim Spurway
Neighbourhood Planning Officer
Planning Policy Section
East Devon District Council
[REDACTED]

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Hornbeam House
Crewe Business Park
Electra Way
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CW1 6GJ

BY EMAIL ONLY

T [REDACTED]

Dear Mr Spurway,

Planning consultation: Ottery St Mary and West Hill SEA/HRA screening consultation
Location: The Parishes of Ottery St Mary and West Hill in East Devon.

Thank you for your consultation on the SEA and HRA Screening of the above Neighbourhood Plan (NP), which was received by Natural England on 15 March 2017.

TOWN AND COUNTRY PLANNING, ENGLAND – THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

Comments on the draft Neighbourhood Plan:

We are pleased to see that the richness of the local environment is highlighted in the description of the parishes and we appreciate the hard work that has gone into the development of the draft NP.

Chapter 2 notes that part of the village of Tipton St John is within the East Devon Area of Outstanding Natural Beauty (AONB). It should also be made clear that the AONB covers an area along most of the eastern and south-eastern boundary of the parishes.

Policy NP8: Protection of Local Wildlife Sites and Features of Ecological Value

We are pleased to see the inclusion of this policy. However, we suggest its focus on the protection of County Wildlife Sites and Unconfirmed Wildlife Sites could be broadened to include the small part of the East Devon Pebblebed Heaths SSSI (also designated as the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA) in the south western corner of the NP area (although the sites mostly fall outside of the NP area, housing developments within the parishes fall within the 'zone of influence' as set out in the Local Plan and the South East Devon European Sites Mitigation Strategy (SEDEMS)) and the numerous areas of Priority Habitats spread across the parishes, including traditional orchards, coastal floodplain and grazing marsh as well as ancient woodland and replanted ancient woodland sites. Priority Habitats are highlighted in the UK Biodiversity Action Plan (UK BAP) - [click here](#) for more information.

Green Infrastructure (GI)

We are pleased to see that the plan seeks to protect local green spaces and that it recognises the benefits of good networks of walking and cycling routes as part of the local GI network.

We suggest that stronger links are made between the protection of green spaces and biodiversity with encouraging and enabling healthier lifestyles. We suggest that these interrelated and

multifunctional benefits of green space and biodiversity could be pulled together more coherently through a policy on Green Infrastructure.

In addition the benefits outlined above, multi-functional green infrastructure can perform a range of functions including improved flood risk management, climate change adaptation and biodiversity enhancement. Resilience to a changing climate is helped by looking at the GI assets across an area and making linkages between them. Evidence and advice on green infrastructure, including the economic benefits of GI can be found on the [Gov.uk Natural Environment web pages](#).

Housing

We note that the plan allocates one site for the development of five houses at Alfington (Policy NP 27). This site looks to be well related to the village and is not within a designated site or protected landscape.

We suggest that the text on page 51 concerning new housing needs to more clearly state that they are not allocations in the NP.

We recommend changing the wording regarding in Policy NP12 regarding suitable site locations to 'within or well related to named settlement and not constituting isolated or sporadic development'.

Appendices

The maps contained in Appendix 1 are not clear or very useful without a map key.

A map of the County and Undesignated Wildlife Sites would be useful but is currently unpopulated (Appendix 3). It may also be useful to map green spaces and other areas of biodiversity interest here, such as areas of Priority Habitat. This could be used to highlight areas where the strategic green infrastructure network could improve linkages between sites in order to facilitate sustainable transport links (walking and cycling) and wildlife corridors. This in turn would improve the areas' biodiversity and landscape resilience in the face of the increasing challenges posed by climate change.

SEA and HRA Screening

Natural England agrees with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required. We consider that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the neighbourhood plan are unlikely.

We also agree with the report's conclusions that the Neighbourhood Plan would not be likely to result in a significant effect on any European site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.

These screening opinions are given based on the provided material. If the plan were to change significantly (e.g. especially if it introduced site allocations) then a screening update may be needed.

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 Darren Horn. For any new consultations, or to provide further information on this consultation please send your correspondences to [REDACTED]

Yours sincerely,

Darren Horn
Lead Adviser – Exe, East Devon and Exmoor Team
[REDACTED]