

No.	Organisation	<p>Comment- Note, where responses are summarized the full response appears on the District Council website http://eastdevon.gov.uk/planning/neighbourhood-and-community-plans/neighbourhood-plans/neighbourhood-plans-being-produced-in-east-devon/feniton</p>
1	East Devon District Council	<p>Policy H4: Car parking policy in the Local Plan is a not a strategic matter so the Neighbourhood Plan can set alternative requirements provided these are based on robust evidence. As currently worded, the Plan provides an example which suggests decision-makers will look more favourably on schemes which provide more car-parking than the minimum but this is not spatially restricted, so could apply across the whole Parish. Concern has been raised that providing additional car parking in the countryside could encourage higher levels of car ownership and unsustainable transport movements in these areas.</p> <p>Given that most congestion and on-road car parking occur within the Built-up Area Boundary (and this is supported by the NP group’s evidence) it is recommended that the policy be amended to state:</p> <p>“Policy H4 The Neighbourhood Plan will look favourably upon developments which recognise the unique pressures faced by Feniton with respect to traffic congestion and on-road parking, i.e. within the Built up Area Boundary that proactively provide more parking spaces per dwelling than the minimum set out in the Local Plan”.</p>
2	Amec foster Wheeler for National Grid	<p>An assessment has been carried out with respect to National Grid’s electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution’s Intermediate / High Pressure apparatus.</p> <p>National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • 4YA Route – 400kV from Exeter substation in East Devon to Mannington substation in East Dorset. <p>From the consultation information provided, the above overheads powerline does not interact with any of the proposed development sites.</p>

		<p><i>Gas Distribution – Low / Medium Pressure</i></p> <p>Whilst there is no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p>
3	Devon County Council – Flood risk and coastal risk management	<p>Policy F1: Devon County Council Flood and Coastal Risk Management Team supports policy F1 and as a statutory consultee for all major planning applications for developments with surface water implications, DCC recommends that Devon’s guidance on sustainable drainage is followed by developers: ‘Sustainable Drainage Systems: Guidance for Devon’ available on our website: https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/</p> <p>Page 14:(5) Surface water in all major commercial developments or schemes for 10 homes or more (or any revised threshold set by Government) should be managed by sustainable drainage systems, unless demonstrated to be inappropriate”.</p> <p>Possibly add:</p> <p>The principles set out in Devon County Council’s guidance should be followed by all developers (Sustainable Drainage Systems: Guidance for Devon – possible weblink/reference to footnote)</p>
4	Environment Agency	<p>Supportive of the policies addressing flood risk and green space.</p> <p>Recommended the inclusion of a policy which seeks to address pollution and other water quality issues related to drainage and run-off from new development. It should be noted that the watercourses around parish are presently only achieving ‘moderate ecological status’.</p>
5	Highways England	<p>We are satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we therefore have no specific comments to make. However, in general terms we support their objectives to ensure new development promotes sustainable transport modes, and improve the viability of community facilities to reduce the need for out commuting.</p>

6	Historic England	No comment
7	Natural England	No comment
8	South Somerset District Council	No comment
9	Sport England	General guidance offered in line with national policy.