

Date: 19 March 2019
Our ref: 274754
Your ref: CIL preliminary draft charging schedule



FAO Keith Lane
Planning Policy Officer
East Devon District Council

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BY EMAIL ONLY

Dear Mr Lane

Planning consultation: East Devon Community Infrastructure Levy (CIL) preliminary draft charging schedule

Thank you for your consultation on the above dated 21 February 2019

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.

We welcome the inclusion of measures to mitigate the impact of development on the Exe Estuary and Pebblebed Heaths European sites, as set out in para 4.9 of the Infrastructure Delivery Plan Review 2017 (IDP), and the level of priority (priority one) given in that document to the financial contributions required to deliver such mitigation.

We would like to stress the importance of mitigating the impacts arising from likely significant effects on European sites. Absence of certainty about adequate mitigation would prevent the development to proceed.

It should be noted that the financial contributions required to mitigate the impact of development on the European sites referred to above will be reviewed in the light of emerging policy development for the Greater Exeter Strategic Plan (GESP) area. Any such revisions will therefore need to be reflected in future versions of the CIL charging schedule and supporting evidence documents.

We note that the IDP makes specific reference to Cranbrook (para 5.6) and states that mitigation measures will include around 70 hectares of Suitable Alternative Greenspace (SANG) to be provided for the Cranbrook Expansion Areas. It should be noted that the location and quality of on-site SANG for Cranbrook has yet to be agreed.

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

Yours sincerely

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