

Date: 23 September 2019
Our ref: 292600
Your ref: CIL 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: Community Infrastructure Levy, Draft Charging Schedule

Thank you for your consultation on the above dated 20 August 2018

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 listed in para 2.23 (and as set out in more detail in the East Devon Delivery Plan (IDP) (Nov 2017) and Cranbrook IDP (Feb 2019). However we suggest that the accompanying text makes it clear that some projects within each of the headings listed in para 2.23 are critical to delivery of development and will be required to enable development to commence.

This is particularly relevant for mitigation of recreational impacts on the Exe Estuary and Pebblebed Heaths. Absence of certainty about adequate mitigation on this issue would prevent the development proceeding.

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 would therefore need to be reflected in future versions of the CIL charging schedule and supporting evidence documents.

We note that the East Devon Infrastructure Deliver Plan (IDP) (Nov 2017) and the Cranbrook IDP (Feb 2019) make specific reference to provision of Suitable Alternative Natural Greenspace (SANG) for the Cranbrook expansion areas (Bluehayes, Treasbeare, Cobdens and Grange). 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] or [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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