

Date: 11 June 2021
Our ref: 355434
Your ref: Colyton Neighbourhood Plan - Regulation 16 Consultation



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BY EMAIL ONLY

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Dear Angela King

Thank you for your consultation on the above dated 27 April 2021.

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. Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Colyton Neighbourhood Development Plan (NDP) Regulation 16 Consultation

Policy Coly1: To afford this policy longevity, we recommend removing the '*wherever possible*' wording from criterion iv. This will better reflect National Planning Policy Framework wording and long term government ambition for biodiversity net gain principles.

Policy Coly18: We welcome the reference to nature conservation and biodiversity within Coly18. To further support this we recommend adding some wording to the supporting text to advise of the need to consider any impacts from development on Beer Quarry and Caves Special Area of Conservation (SAC), particularly highlighting that potential impacts from lighting and from changes to hedgerows/trees will need to be considered at the application stage.

Policy Coly6: Whilst we welcome the addition of the habitat features in criterion vii., we recommend that it is noted that this list is not exhaustive.

Policy Coly7: We recommend that reference is made within Coly7 to protecting the natural environment – perhaps adding wording to cross-reference the policy with the requirements set out in Coly1.

River Axe Special Area of Conservation (SAC): The River Axe SAC has been identified as being at risk from increased development, with Colyton & Colyford STW potentially contributing to adverse effects on the SAC through phosphorus (p) discharges. It might be advisable to include a clause in Coly7 or provide a cross-reference to Policy EN19 in the East Devon Local Plan 2013-20312, which seeks to ensure water quality

issues such as this are addressed, stating that permission can only be granted for new developments where the sewage treatment can be proven adequate.

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 Naomi-Beth Dixon on [REDACTED] [REDACTED]. For any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk.

Yours sincerely

Naomi-Beth Dixon
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Devon, Cornwall and Isles of Scilly