

Date: 18 March 2024
Our ref: 468438
Your ref: Clyst Honiton Neighbourhood Plan



Angela King
East Devon District Council

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

BY EMAIL ONLY

planningpolicy@eastdevon.gov.uk

T 0300 060 3900

Dear Angela King,

Clyst Honiton Neighbourhood Plan Regulation 16 Consultation

Thank you for your consultation on the above dated 29 February 2024.

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.

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.

We welcome the emergence of a Neighbourhood Plan for Clyst Honiton. Neighbourhood Plans are a great tool for communities to guide sustainable development in their area. We recognise the hard work that is being done to develop the plan and we hope our comments will help ensure that the plan is robust.

We would like to make the following comments:

Clyst Honiton Neighbourhood Plan - Regulation 16 Submission Version, January 2024

- Policy SA1: Slate and Tile Site

We reiterate our previous comments on this policy, formerly Policy SA2: Slate and Tile Site.

To provide clarity and to be informative to prospective developers, we recommend that this policy highlights the location of the site as being within the Zone of Influence (ZoI) for the Exe Estuary SPA and East Devon Pebblebed Heaths SPA and SAC, within which impacts of residential and tourist development on the protected sites would arise in the absence of appropriate mitigation. We advise that reference is made, in the policy wording, to the South-East Devon European Site Mitigation Strategy, and to the mitigation measures required.

Strategic Environmental Assessment (AECOM, January 2024)

Natural England has no specific comments

Habitats Regulations Assessment (AECOM, January 2024)

- The Appropriate Assessment identifies that the Plan area falls within the Zone of Influence (Zoi) for the Exe Estuary SPA and East Devon Pebblebed Heaths SPA and SAC, within which impacts of residential and tourist development on the protected sites would arise in the absence of appropriate mitigation.

Please note that the LPA should satisfy themselves that the level of development proposed in the Clyst Honiton Neighbourhood Plan can be appropriately mitigated through existing strategic mitigation. This would be of particular concern where the level of proposed development in the Neighbourhood Plan differed to that within the Local Plan, in its 'made' and 'emerging' forms.

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 Jemma Short at [REDACTED] or any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk.

Yours sincerely

Jemma Short
Lead Adviser (Sustainable Development)
Devon, Cornwall and Isles of Scilly Area Team
Natural England