
From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:52
To: Geoffrey Duggan; Print Room
Subject: FW: Aveton Gifford Neighbourhood Plan Regulation 16 consultation - Highways England's Comments

Importance: High

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

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From: Garnier, Chrystèle <Chrystele.Garnier@highwaysengland.co.uk>
Sent: 14 November 2019 14:05
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Cc: Parish, Sally <Sally.Parish@highwaysengland.co.uk>
Subject: Aveton Gifford Neighbourhood Plan Regulation 16 consultation - Highways England's Comments
Importance: High

Dear Sarah and Neighbourhood Plan Steering Group,

Thank you for providing Highways England with the opportunity to comment on the Aveton Gifford Neighbourhood Plan Regulation 16 consultation. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A38 which runs some distance to the north of the plan area.

We are satisfied that the plan's proposed policies are unlikely to result in development which will adversely impact on the SRN and we therefore have no specific comments to make. However, this does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.

We wish you well in progressing the plan and would appreciate being kept informed.

Chrystèle Garnier-Kusiak
Administrator - Performance Assurance & Business Services Team
Highways England | Brunel House | 930 Hempton Court, Aztec West | Bristol | BS32 4SR

From: Sarah Packham [<mailto:Sarah.Packham@swdevon.gov.uk>]
Sent: 14 November 2019 11:56
Subject: Aveton Gifford Neighbourhood Plan Regulation 16 consultation

Dear All,

As a consultee to the Aveton Gifford Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the Aveton Gifford Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Friday 15th November 2019 to Friday 27th December 2019 before making a formal decision as to whether we should instruct an independent examiner to carry out the examination.

Please response to this consultation by email to SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 27th December 2019 we shall assume you have no comments to make, any SHDC internal comments should be received by 5th December.

You may view a copy of the plan via our [website](#).

Many thanks

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:53
To: Geoffrey Duggan; Print Room
Subject: FW: Aveton Gifford Neighbourhood Plan Regulation 16 consultation
Attachments: RE: Neighbourhood Plan For Aveton Gifford (regulation 14)

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

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From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Sent: 19 November 2019 14:25
To: Sarah Packham <Sarah.Packham@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: RE: Aveton Gifford Neighbourhood Plan Regulation 16 consultation

Sarah thanks for his content of the plan is noted and for information we have already had an approach from and given comments to the Neighbourhood Plan steering group (attached).

Regards

Martyn Dunn Development Coordinator



South West Water

D: 01392 443702

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Please note that the Water Act 2014 has brought in changes that mean that all water companies are being asked to modify the way they [charge customers for Developer Services related activities from April 2018](#).



From: Sarah Packham [<mailto:Sarah.Packham@swdevon.gov.uk>]
Sent: 14 November 2019 11:56
Subject: Aveton Gifford Neighbourhood Plan Regulation 16 consultation

EXTERNAL EMAIL - This email is from an external source.

Dear All,

As a consultee to the Aveton Gifford Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the Aveton Gifford Neighbourhood Plan proposal.

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Please response to this consultation by email to SW-Neighbourhood Planning
<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 27th December 2019 we shall assume you have no comments to make, any SHDC internal comments should be received by 5th December.

You may view a copy of the plan via our [website](#).

Many thanks

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

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Pennon Group Plc - Registered in England & Wales (Company No: 02366640)
Registered Office:
Peninsula House
Rydon Lane
Exeter
Devon EX2 7HR

From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Sent: 17 May 2019 11:40
To: 'daviddbparish@btinternet.com'
Subject: RE: Neighbourhood Plan For Aveton Gifford (regulation 14)

David thanks for providing details of the above and I would advise that South West Water has no comment other than to confirm the anticipated level of new housing over the plan period is not going to cause any concern in terms of our ability to support such.

Regards

Martyn Dunn Development Coordinator



D: 01392 443702

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Please note that the Water Act 2014 has brought in changes that mean that all water companies are being asked to modify the way they [charge customers for Developer Services related activities from April 2018](#).



From: daviddbparish@btinternet.com [mailto:daviddbparish@btinternet.com]
Sent: 17 May 2019 07:58
To: roger.english@southdevonaonb.org.uk
Subject: Neighbourhood Plan For Aveton Gifford (regulation 14)

EXTERNAL EMAIL - This email is from an external source.

Dear Sir /Madam,

Aveton Gifford Parish Council are preparing their Neighbourhood Plan.
We believe there may be some items in this plan that could affect you or your concerns in our parish/area.
The Draft Plan can be seen on the Aveton Gifford Web Site

www.aveton-gifford.co.uk;

Please forward the attached letter to the person concerned in your organisation about Neighbourhood Planning.

Closing date for responses **28th June 2019**

Thank you

David Davis-Berry

Aveton Gifford Neighbourhood Plan steering group

From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:53
To: Geoffrey Duggan; Print Room
Subject: FW: Consultation response- PLEASE READ

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

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From: SM-MMO-Consultations (MMO) <Consultations.MMO@marinemanagement.org.uk>
Sent: 04 December 2019 13:10
To: Sarah Packham <Sarah.Packham@swdevon.gov.uk>
Subject: Consultation response- PLEASE READ

Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.

Kind regards
The Marine Management Organisation

Response to your consultation

The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.

Marine Licensing

Activities taking place below the mean high water mark may require a [marine licence](#) in accordance with the [Marine and Coastal Access Act \(MCAA\) 2009](#). Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Local authorities may wish to refer to our [marine licensing guide for local planning authorities](#) for more detailed information. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for

granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas.

Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the [Marine Policy Statement](#) for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the [Marine and Coastal Access Act](#) and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service soundness self-assessment checklist](#). If you wish to contact your local marine planning officer you can find their details on our [gov.uk page](#).

[The East Inshore and Offshore Marine Plans](#) were published on the 2nd April 2014, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East and Inshore and Offshore Plans please visit our [Marine Information System](#).

[The South Marine Plan](#) was published on the 17th July 2018, becoming a material consideration for public authorities with decision making functions. The South Marine Plan covers the coast and seas from Folkestone to the River Dart in Devon. For further information on how to apply the South Marine Plan please visit our [Marine Information System](#).

The MMO is currently in the process of developing marine plans for the remaining 7 marine plan areas by 2021. These are the [North East](#) Marine Plans, the [North West](#) Marine Plans, the [South East](#) Marine Plan and the [South West](#) Marine Plans.

Minerals and waste plans and local aggregate assessments

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

- The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.
- The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.
- The NPPF [Minerals Planning Practice guidance](#) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- [The National and regional guidelines for aggregates provision in England 2005-2020](#) predict likely aggregate demand over this period including marine supply.

The NPPF informed Minerals Planning Practice guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.

If you wish to contact the MMO regarding our response please email us at consultations@marinemanagement.org.uk or telephone us on 0300 123 1032.

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From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:53
To: Geoffrey Duggan; Print Room
Subject: FW: Aveton Gifford Neighbourhood Plan
Attachments: Aveton Gifford reg 16, 17 Dec 2019.pdf; 283846 NE Response Aveton Gifford Reg 14 June 2019.pdf

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

Working days - Tuesday, Wednesday, Thursday



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From: Reeder, Carol <Carol.Reeder@naturalengland.org.uk>
Sent: 18 December 2019 14:56
To: Sarah Packham <Sarah.Packham@swdevon.gov.uk>
Cc: Kirkham, Victoria <Victoria.Kirkham@naturalengland.org.uk>
Subject: Aveton Gifford Neighbourhood Plan

Dear Sarah

Please find attached Natural England's response to the Reg 16 version of the plan together with a copy of our response to the Reg 14 version which we refer to in our letter. Please give me a call if you wish to discuss.

Kind regards

Carol

Carol Reeder
Lead Advisor
Devon, Cornwall and Isles of Scilly Team
Natural England
Polwhele
Truro
TR4 9AD
0208 225 6245
07721 108902

Please note my working days are Monday, Tuesday & Wednesday.

For information or advice from the Natural England Devon, Cornwall and IOS Team please email us at: DevonCornwallandIslesofScilly@naturalengland.org.uk

Alternatively you can contact us through our Enquiries Service enquiries@naturalengland.org.uk
Phone: 0300 060 3900

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's tradition landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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Date: 18 December 2019
Our ref: 302860
Your ref: Aveton Gifford Neighbourhood Plan Reg 16



FAO Sarah Packham
Neighbourhood Planning Senior Case Officer
South Hams District Council

Sarah.Packham@swdevon.gov.uk

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

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Packham

Planning consultation: Aveton Gifford Neighbourhood Plan, Regulation 16 consultation.

Thank you for your consultation on the above dated 14 November 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.

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 note that the plan allocates a number of sites for development, and includes these sites within the proposed development boundary (shown in green on page 14). No evidence could be found to underpin these allocations. We advise that the necessary evidence is provided to support this choice of sites by undertaking, for each site, an assessment of the impact of the proposed development on the landscape and on the AONB in particular. This will also help inform the measures or layout that may be required to mitigate any significant impacts on the AONB. This advice was provided to the Neighbourhood Plan group in response to consultation at the Regulation 14 stage (copy of Natural England (NE) letter dated 27 June 2019, (NE ref 283846) attached with this letter).

In addition we note that the plan on page 14 refers to an 'existing' development boundary (shown in pink). However there is no development boundary for Aveton Gifford identified in the adopted Plymouth and South West Devon Local Plan. If the development boundary is identified in an extant/saved local plan document this should be specified in the Neighbourhood Plan.

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 0208 225 6245/07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Carol Reeder
Lead Adviser
Devon Cornwall and Isles of Scilly Area Team
Natural England
Polwhele
Truro
TR4 9AD

Date: 27 June 2019
Our ref: 283846
Your ref: Aveton Gifford Neighbourhood Plan



David Davis-Berry
Aveton Gifford Neighbourhood Plan
22 Glebe Lands
Aveton Gifford
TQ74LX

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

BY EMAIL ONLY
agpcclerk@gmail.com

T 0300 060 3900

Dear Mr Davis-Berry,

Aveton Gifford Neighbourhood Plan - Regulation 14

Thank you for your consultation on the above dated 17 May 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.

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.

Natural England welcomes the emerging Neighbourhood Plan and would like to make the following comment:

We note that the plan allocates a number of sites for development, and includes these sites within the development boundary. No evidence could be found to underpin these allocations. We advise that you prepare the necessary evidence for your choice of sites by undertaking, for each site, an assessment of the impact of the proposed development on the landscape and on the AONB in particular. This will also help inform the measures or layout that may be required to mitigate any significant impacts on the AONB.

Furthermore, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:53
To: Geoffrey Duggan; Print Room
Subject: FW: Environment Agency Response to: DC/2014/115020/AP-12/PO4-L01
Attachments: PlanningProposal.rtf

Sarah Packham | Neighbourhood Planning Senior Case Manager West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday

www.southhams.gov.uk

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-----Original Message-----

From: SPDC@environment-agency.gov.uk <SPDC@environment-agency.gov.uk>

Sent: 30 December 2019 14:03

To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

Subject: Environment Agency Response to: DC/2014/115020/AP-12/PO4-L01

The Local Development Document has been reviewed and I enclose the Environment Agency's comments on:
Area Action Plan
South Hams District Council
Area Action Plan

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From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:53
To: Geoffrey Duggan; Print Room
Subject: FW: Environment Agency Response to: DC/2014/115020/AP-12/PO4-L01
Attachments: PlanningProposal.rtf

Sarah Packham | Neighbourhood Planning Senior Case Manager West Devon Borough Council | South Hams District Council

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-----Original Message-----

From: SPDC@environment-agency.gov.uk <SPDC@environment-agency.gov.uk>

Sent: 30 December 2019 14:03

To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

Subject: Environment Agency Response to: DC/2014/115020/AP-12/PO4-L01

The Local Development Document has been reviewed and I enclose the Environment Agency's comments on:
Area Action Plan
South Hams District Council
Area Action Plan

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-----Original Message-----

From: SPDC@environment-agency.gov.uk <SPDC@environment-agency.gov.uk>

Sent: 30 December 2019 14:03

To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

Subject: Environment Agency Response to: DC/2014/115020/AP-12/PO4-L01

The Local Development Document has been reviewed and I enclose the Environment Agency's comments on:
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South Hams District Council
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Ms Sarah Packham
South Hams District Council
Planning Policy
Follaton House Plymouth Road
Totnes
Devon
TQ9 5NE

Our ref: DC/2014/115020/AP-
12/PO4-L01
Your ref:
Date: 30 December 2019

Dear Ms Packham

Aveton Gifford Neighbourhood Plan Regulation 16 consultation

Thank you for your consultation of 14 November 2019. We apologise for our late response.

We are broadly supportive of the submission draft of the Aveton Gifford Neighbourhood Plan. However, we provide some advice in respect of flood risk management to ensure the proposed allocation of land for development is consistent with nation policy on development and flood risk.

We are pleased to see that the plan recognises the multifunctional benefits provided by green infrastructure in that it not only provides recreational and amenity value but also brings benefits for wildlife, flood risk management and water quality.

Policy **AG5** allocates land, which is partially at risk of flooding, for development of houses and a car park. Part d) of the policy recognises this by requiring 'suitable and satisfactory drainage and flood prevention measures'. Furthermore, supporting paragraph 64 states that 'the layout and design of the development must take full account of the flood plain and must avoid causing flood risk either within or beyond the site'. This is welcomed.

However, the same paragraph goes on to indicate that the proposed 'car park will be laid out at a raised level in a part of the site unsuited to housing development'. Whilst this represents a sequential approach to the layout by directing more vulnerable uses to the lowest risk areas the raising of ground levels for the car park could increase flood risks elsewhere by taking up important floodplain storage and displacing flood waters.

In order for this proposal to be acceptable in terms of the National Planning Policy Framework (NPPF) it must be subject to, and satisfy, the sequential test. More information for applicants on how to undertake the sequential test is provided online at

Environment Agency
Manley House Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LQ.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

<https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>.

If the sequential test can be satisfied (i.e. it demonstrates that it is not possible consistent with wider sustainable development objectives for development to be located in an area of lower flood risk) the proposal will need to be subject to the exception test. The two parts of this test require proposed development to show that (1) it will provide wider sustainability benefits to the community that outweigh flood risk, and (2) that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. The masterplan which policy AG5 requires must therefore be supported by a flood risk assessment (FRA) which demonstrates how the second part of the test can be passed.

We support policy **AG7** regarding Community facilities, transport and infrastructure in particular in relation to sustainable drainage (part 2.) and securing contributions towards the maintenance of Parsons Brook to manage fluvial flood risks (part 5. e.).

We also support policy **AG8** regarding the protection of landscape and biodiversity. The policy recognises the important priority habitats across the parish including salt marsh and other estuary habitats for which the Environment Agency is a lead organisation. We would, however, recommend that in accordance with the NPPF the policy seeks an overall net gain for biodiversity.

We welcome policy **AG10** in respect of local green spaces. Paragraph 87 notes the multiple benefits provided by such spaces. Indeed many of the green spaces identified in the policy are adjacent to the watercourse or include areas at risk of flooding and therefore will be providing an essential functional floodplain role. If the sequential test finds that the development proposed in policy AG5 can be acceptable in this location, the FRA should consider whether these green spaces (as well as agricultural land upstream of Millhaye) can help provide floodplain compensation and enhancement opportunities.

Yours sincerely

MARCUS SALMON
Sustainable Places Planning Specialist

Direct dial 02084746289

Direct e-mail SPDC@environment-agency.gov.uk

From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:53
To: Geoffrey Duggan; Print Room
Subject: FW: Aveton Gifford Neighbourhood Plan Regulation 16 consultation
Attachments: Aveton Gifford NP, Reg 16, response, 7.1.20..docx; Neighbourhood Plan For Aveton Gifford (regulation 14); Strategic Environmental Assessment for the Aveton Gifford Neighbourhood Plan

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

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From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 07 January 2020 16:33
To: Sarah Packham <Sarah.Packham@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: Aveton Gifford Neighbourhood Plan Regulation 16 consultation

Dear Sarah

Many thanks for your Regulation 16 consultation on the submitted version of the Aveton Gifford Neighbourhood Plan.

Please find attached our letter of response and referenced enclosures.

Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

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<https://historicengland.org.uk/southwest>



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From: Sarah Packham [<mailto:Sarah.Packham@swdevon.gov.uk>]

Sent: 04 December 2019 13:09

To: t.yonge@stags.co.uk; michaeltucker1@btconnect.com; Cllr Clare Kemp; Roger English; BT open reach; COAL authority; ee; Environment agency; Environment Agency (2); Exeter City Council NP Dept; Gas - Wales & west; General inbox highways England; South West Casework; Highways England; Highways England Gaynor; Stuart, David; Homes England; IDF; Marine Management UK (Consultations.mmo@marinemanagement.org.uk); Mono Consultants ; Natural England; Natural England (2); network rail; New Devon CCG; NHS; Roger English; CVS; South West Water; three; vodafone & o2; West Devon CVS; Western Power; Adam Davidson; Alex Rehaag; Alex Whish; Alexis Huggins; Andy Wellington; Anna Henderson-Smith; Cassandra Harrison; Chris Brook; Claire Fryer; Cllr Hilary Bastone; Cllr Judy Pearce; Cllr M. Hicks; Communications; David Parkes; Duncan Smith; Elections; Graham Lawrence; Graham Swiss; Kate Cantwell; Katherine Jones; Land Charges; Lee Marshall; Liz Tucker; Patrick Whymer; Phil Baker; Richard Gage; Rob Ellis; Rob Sekula; SW-Neighbourhood Planning; Thomas Jones; Tom Morris

Subject: Aveton Gifford Neighbourhood Plan Regulation 16 consultation - Change of date!

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Dear All,

Please note a new end date to take account of the festive period.

Many thanks

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | **South Hams District Council**

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From: Sarah Packham

Sent: 14 November 2019 11:56

Subject: Aveton Gifford Neighbourhood Plan Regulation 16 consultation

Dear All,

As a consultee to the Aveton Gifford Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the Aveton Gifford Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Friday 15th November 2019 to Friday 27th December 2019 before making a formal decision as to whether we should instruct an independent examiner to carry out the examination.

Please response to this consultation by email to SW-Neighbourhood Planning
<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 27th December 2019 we shall assume you have no comments to make, any SHDC internal comments should be received by 5th December.

You may view a copy of the plan via our [website](#).

Many thanks

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

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Sarah Packham
Neighbourhood Planning Senior Case Manager
South Hams District Council
Follaton House
Plymouth Road
Totnes, TQ9 5NE

Our ref: PL00430182
Your ref:
Telephone 0117 975 0680

07 January 2020

Dear Ms Packham

re: Regulation 16 consultation – Aveton Gifford Neighbourhood Plan

Thank you for your Regulation 16 consultation on the submitted version of the Aveton Gifford Neighbourhood Plan.

In previous consultation responses we identified the need for appropriate evidence to inform the proposed allocation of sites for development in policies AG5, 6 & 7 (see attached). Concern existed that the assessment methodology employed had not adequately identified and understood the significance of heritage assets relevant to each site. Considerations of the relationships between identified heritage assets and each site took account of visibility, screening and distance – factors which in and of themselves do not automatically relate to heritage significance. On that basis the level of harm arising from development could not accurately be determined and nor in turn could it be concluded that any harm could be avoided, minimised or mitigated to an acceptable degree.

In our response to the Regulation 14 consultation last summer we reiterated the desirability of additional evidence to demonstrate conformity with national and local policy for the protection and enhancement of the historic environment. Acknowledging the advanced stage of the Plan's preparation and the limited resources which might remain available to the community we indicated that written confirmation of the acceptability of the site allocations and the basis of their assessment from your authority's Conservation team could constitute appropriate evidence.

However, we can find no additional evidence on either your authority's or the Plan's websites. We also could not find reference in supporting documents to our response comments and how they might be addressed, other than in the only document



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available and produced subsequent to our last response - the Strategic Environmental Assessment (SEA) Report dated November 2019.

This Report confirms the likely adverse effect on the historic environment which would occur through the allocation of the proposed sites for development (Table NTS1, p NTS4) but asserts that the allocation and other Plan policies will help limit negative effects from new development on the setting of the historic environment (p NTS5). It concludes that no significant effects have been identified in relation to the “Historic Environment” theme but does not provide substantiation of how this conclusion has been arrived at.

Table 3.1 (p6 -) sets out how responses to the SEA Scoping Report were considered and addressed and states that our guidance on appropriate assessment methodology has provided an essential reference point during the SEA process. However, it remains unclear whether and how this was utilised in the actual assessment of the proposed development sites.

In a specific example, the Report confirms that in the absence of a Conservation Area Appraisal it is difficult to gain a detailed understanding of the key characteristics of, and challenges faced by, the Conservation Area (p9). Such an admission reaffirms the difficulty in understanding how the assessment of the assets considered can ensure that key aspects of their significance have been adequately assessed.

Elsewhere, pp 17, 25 & 29 provide summaries of the individual site assessments and confirm the factors (visibility, screening, distance) which were used to determine heritage impacts. Para 5.28 (p37) sets out the policy provisions which it is felt would help ensure that development of the sites in question will be sensitive to the setting of the historic environment of their locality. But such intentions need to be able to demonstrate that they can achieve their objectives having already conceded the principle of development and the quantum proposed for each site.

It is therefore our opinion that the SEA Report does not provide any new evidence to that previously available. Further, we do not believe that the Report is based on evidence sufficient to allow it to adequately inform and arrive at its conclusions.

That is not to assert that the sites are necessarily unsuitable for development in principle or in the manner proposed, or that we object to their allocation on either basis. The absence of appropriate evidence means that it is equally difficult to determine any unsuitability.

But such absence does mean that, either way, the Plan is not properly informed, with the possibility that the site allocations might be hostage to fortune provisions, causing unforeseen harm to heritage assets in their delivery, or subsequent identification of more substantial harm seriously handicapping that deliverability.

Regrettably, we must reiterate our previous concerns, and advise that in the absence of the appropriate heritage evidence it is our view the Plan falls short in



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demonstrating an adequate level of conformity with national and local policy for the protection and enhancement of the historic environment.

Should further evidence become available – through work undertaken by your authority's own Conservation team, for example – we would be happy to review our position and advice accordingly.

Yours sincerely

David Stuart
Historic Places Adviser
david.stuart@historicengland.org.uk

Enc: Regulation 14 consultation response, 28.6.19.
SEA Scoping consultation response, 31.7.19.



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From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 28 June 2019 16:50
To: daviddbparish@btinternet.com
Cc: Duncan Smith; SW-Neighbourhood Planning
Subject: Neighbourhood Plan For Aveton Gifford (regulation 14)
Attachments: Aveton Gifford Neighbourhood Plan

Dear Mr Davis-Berry

Thank you for your Regulation 14 consultation on the pre-submission version of the Aveton Gifford Neighbourhood Plan.

In our response to the previous Regulation 14 consultation last year we drew attention to the need for heritage evidence to inform what were then considered to be de facto site allocations. We note that the latest version of the Plan now has specific site allocations in the form of policies AG5 (Millhaye and Churchfield), AG6 (Pulleys Close – Barton Field) and AG7 (School Development) respectively.

Having looked at the Plan website we can find no information which looks as though it has been prepared in response to our previous advice but we do now note the existence of the AECOM Site Assessment Report prepared in March 2017. However, given the date of its production it clearly precedes when our advice was issued.

On looking at that document there is little indication that the methodology employed has taken account of the guidance for such exercise we previously recommended. Designated heritage assets are identified relative to the sites which have been selected for allocation but there is no information on the means by which they have been identified and the individual site assessments do not define what the significance of those heritage assets might be and how this should inform the site selection process.

While the Report on p22 qualifies its conclusions in Table 1.1 by stating that the shortlist only offers potential sites and that other factors, such as consultation responses, will be considered by the Neighbourhood Plan Steering Group, its omission of reference to identified heritage assets in its site assessment conclusions could lead to the impression that there are no heritage constraints which need to be taken account of.

We can summarise each site assessments in Appendix 1 of the Report as follows:

Millhaye (sites 1a & b in the Plan; Barnfield, site 2 in the AECOM Report)

The Conservation Area (CA) is identified as lying 200m south of the site whereas it is immediately adjacent. Having looked at the South Hams DC website it seems that there is no Appraisal for this CA but the site in question may represent an important space in defining the setting of the CA, especially in its spatial delineation with development off Glebeland and Icy Park.

The nearest Listed Buildings are identified as being 100m away with the site somewhat sheltered from view and it is stated that the allocation is therefore unlikely to impact on their setting. But distance and screening do not in themselves automatically mean that the setting, and thereby the significance, of heritage assets won't be affected as each needs to be understood individually. (Note: site 4 in the Plan (car park) doesn't appear to have been assessed independently but its consideration can fall within the scope of sites 1a & b).

Churchfield (site 1c in the Plan; site 3 in the AECOM Report)

Site identified as adjacent to the CA, within 50m of 3 unidentified Grade II Listed Buildings (LBs), and within 150m from the Grade II* Church of St Andrew. Little or no information on setting or potential for impact.

Pulleys Close – Barton Field (site 2 in the Plan; site 5, Count Barton Garden & Pulleys Close, in the AECOM Report)

The Report states that a section of CA is located directly to the north of the site whereas the northern part of the site lies within the CA. Nearest LBs are identified 50m to the NE & NW of the site but no information on significance or potential for impact is provided.

Potential School Development (site 3 in the Plan; site 6, Land between the Hive Pre-School and Bakers Hill in the AECOM Report)

The Report states that the CA borders the western boundary of the site whereas the western part of the site lies within the CA. Nearest LBs are identified as 100m to the NE & SW but no information on significance and potential for impact is provided.

Overall, on the basis of the sources of information referred to we are obliged to advise that we do not believe that the process of site allocation has been underpinned by sufficient evidence to demonstrate their potential for (harmful) impact on relevant designated heritage assets and, where this might occur, in turn demonstrate that this can be avoided or suitably minimised or mitigated in accordance with policy for the protection and enhancement of the historic environment as set out in the National Planning Policy Framework (NPPF) and Local Plan. There is also the risk that the Plan in its proposed allocations will not be in conformity with its own aspirations under Policy AG9.

We would therefore urge your community to address this need, and we reiterate the advice provided in our previous response to utilise our guidance which has been designed specifically to assist with such exercises. A simple approach would be for the South Hams DC conservation team to assess the sites. We would be happy to defer to their findings on the sites' development suitability from a heritage perspective and their views, in writing, can constitute acceptable evidence.

In parallel, we have not received a consultation on any Strategic Environmental Assessment (SEA) Screening Opinion which may have been carried out but the absence of suitable evidence and the potential which may exist for impact on designated heritage assets may prompt the need for a full SEA. We would therefore also reiterate our advice explore the need for such an exercise with the District Council.

Kind regards

David Stuart

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

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<https://historicengland.org.uk/southwest>

From: daviddbparish@btinternet.com [mailto:daviddbparish@btinternet.com]

Sent: 17 May 2019 07:58

To: roger.english@southdevonaonb.org.uk

Subject: Neighbourhood Plan For Aveton Gifford (regulation 14)

Dear Sir /Madam,

Aveton Gifford Parish Council are preparing their Neighbourhood Plan.

We believe there may be some items in this plan that could affect you or your concerns in our parish/area.

The Draft Plan can be seen on the Aveton Gifford Web Site

www.aveton-gifford.co.uk;

Please forward the attached letter to the person concerned in your organisation about Neighbourhood Planning.

Closing date for responses **28th June 2019**

Thank you

David Davis-Berry

Aveton Gifford Neighbourhood Plan steering group

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 31 July 2019 16:04
To: tamsin.stevens@aecom.com
Cc: Duncan Smith
Subject: Strategic Environmental Assessment for the Aveton Gifford Neighbourhood Plan
Attachments: Neighbourhood Plan For Aveton Gifford (regulation 14); Aveton Gifford Neighbourhood Plan

Dear Ms Stevens

Thank you for your consultation on the SEA Scoping Report for the emerging Aveton Gifford Neighbourhood Plan.

Our response can be summarised as follows:

1. We have not been involved in the preceding SEA Screening exercise and therefore do not know the basis upon which South Hams District Council has determined that a full SEA is required. As we have indicated to AECOM in previous SEA Scoping consultation responses, it would be helpful if the introduction to the Report could summarise why an SEA is necessary as this would help focus attention on the issues which need to be addressed and the degree and nature of supporting evidence necessary to satisfy the SEA process. (Note: we have looked at the Plan's website but could find no information on the SEA Screening exercise).
2. The Report identifies the absence of an Appraisal and Management Plan for the Conservation Area (para 6.9, p28). It asserts that as a consequence it will not be possible to readily determine the features of special architectural and historic interest within the village and the pressures that they face.

From the recent revised Regulation 14 consultation we received we note that the Plan proposes to allocate sites for development. An appropriate assessment of the potential impact of those allocations on heritage assets will need to determine which assets are relevant, the nature of their significance, and the likely level and nature of any individual and collective impact upon them. Such an exercise will need to include the potential for impact on the Conservation Area – its setting and views into and out of it, as well as those special features within it.

3. We have previously advised the community to utilise our guidance on such exercises but in our recent advice could find no evidence that it has been used. We would therefore take this opportunity to reiterate the desirability of using this guidance to ensure that the SEA process and the site assessments in particular are suitably informed and can constitute an adequate evidence base. This guidance on the Setting of Heritage Assets, Site Allocations, and SEAs, along with updated guidance on Neighbourhood Plans, can be found on our website:

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

4. Otherwise, we have no other comments on the Report.

Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND
<https://historicengland.org.uk/southwest>

From: Stevens, Tamsin E. [<mailto:Tamsin.Stevens@aecom.com>]
Sent: 05 July 2019 16:30
To: Historic England South West
Cc: Chisholm-Batten, Nick; Duncan Smith
Subject: Strategic Environmental Assessment for the Aveton Gifford Neighbourhood Plan

Dear Historic England,

Aveton Gifford Parish Council's Neighbourhood Plan Steering Group are currently preparing a Neighbourhood Development Plan for the Aveton Neighbourhood Plan area in the South Hams.

To accompany the development of the Neighbourhood Plan, a Strategic Environmental Assessment is currently being undertaken to inform and influence the plan-making process.

A Scoping Report has now been prepared for the SEA.

On this basis, please find attached the Scoping Report for your comment. The consultation period will begin today (5th July 2019) and ends on the 9th August 2019. This incorporates the statutory five week period for scoping consultation.

We look forward to Historic England's comments. In the meantime, if you have any questions on the SEA process currently being carried out for the Aveton Gifford Neighbourhood Plan, please do not hesitate to get in touch.

Best regards,

Tamsin Stevens

Tamsin Stevens, MEnvSci PIEMA
Graduate Environmental Consultant, Policy and Appraisal
M +44 (0)7741 632 252
tamsin.stevens@aecom.com

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From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:53
To: Geoffrey Duggan; Print Room
Subject: FW: Aveton Gifford Neighbourhood Plan Regulation 16 consultation - Change of date!

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

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From: Parish, Sally <Sally.Parish@highwaysengland.co.uk>
Sent: 13 January 2020 09:40
To: Sarah Packham <Sarah.Packham@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Cc: Garnier, Chrystèle <Chrystele.Garnier@highwaysengland.co.uk>
Subject: RE: Aveton Gifford Neighbourhood Plan Regulation 16 consultation - Change of date!

Dear Sarah and Neighbourhood Plan Steering Group,

Thank you for informing us of an extension to the consultation period for the Aveton Gifford Neighbourhood Plan Regulation 16 consultation. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A38 which runs some distance to the north of the plan area.

We are satisfied that as set out in our previous response of 14 November 2019, the plan's proposed policies are unlikely to result in development which will adversely impact on the SRN and we therefore have no specific comments to make. However, this does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.

We wish you well in progressing the plan and would appreciate being kept informed.

Kind regards,

Sally

Sally Parish, Planning Manager (Highways Development Management), Operations
Highways England | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB
Tel: +44 (0) 300 4704395 | **Mobile:** + 44 (0) 7714 272 019
Web: <http://www.highways.gov.uk>
GTN: 0300 470 4395

From: SW-Neighbourhood Planning [<mailto:NeighbourhoodPlan@swdevon.gov.uk>]

Sent: 09 January 2020 21:07

To: t.yonge@stags.co.uk; michaeltucker1@btconnect.com; Cllr Clare Kemp <Cllr.Clare.Kemp@westdevon.gov.uk>; Roger English <roger.english@southdevonaonb.org.uk>; BT open reach <CBYD@openreach.co.uk>; COAL authority <planningconsultation@coal.gov.uk>; ee <public.affairs@ee.co.uk>; Environment agency <enquiries@environment-agency.gov.uk>; Environment Agency (2) <SPDC@environment-agency.gov.uk>; Exeter City Council NP Dept <jill.day@exeter.gov.uk>; Gas - Wales & west <enquiries@wwutilities.co.uk>; General inbox highways England <planningsw@highwaysengland.co.uk>; General inbox Historic England <southwestcasework@historicensland.org.uk>; Highways England <Info@highwaysengland.co.uk>; Gallacher, Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>; Historic England (David.Stuart@historicensland.org.uk) <David.Stuart@historicensland.org.uk>; Homes England <enquiries@homesengland.gov.uk>; IDF <ldf@exeter.gov.uk>; Marine Management UK (Consultations.mmo@marinemanagement.org.uk) <Consultations.mmo@marinemanagement.org.uk>; Mono Consultants <dpm@monoconsultants.com>; Natural England <enquiries@naturalengland.org.uk>; Natural England (2) <consultations@naturalengland.org.uk>; network rail <townplanningwestern@networkrail.co.uk>; New Devon CCG <james.short@nhs.net>; NHS <ian.turnbull@nhs.net>; Roger English <Roger.English@swdevon.gov.uk>; CVS <cvs@southhams cvs.org.uk>; South West Water <developerservicesplanning@southwestwater.co.uk>; three <jane.evans@three.co.uk>; vodafone & o2 <EMF.Enquiries@ctil.co.uk>; West Devon CVS <info@westdevon cvs.org.uk>; Western Power <sacross@westernpower.co.uk>; Adam Davison <adam.davison@southdevonaonb.org.uk>; Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Alex Whish <Alex.Whish@swdevon.gov.uk>; Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Anna Henderson-Smith <Anna.Henderson-Smith@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Cllr Hilary Bastone <c llr.Hilary.Bastone@southhams.gov.uk>; Cllr Judy Pearce <c llr.Judy.Pearce@southhams.gov.uk>; Cllr M. Hicks <C llr.Hicks@southhams.gov.uk>; Communications <Communications@swdevon.gov.uk>; David Parkes <David.Parkes@swdevon.gov.uk>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>; Elections <Elections@southhams.gov.uk>; Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>; Graham Swiss <Graham.Swiss@swdevon.gov.uk>; Kate Cantwell <Kate.Cantwell@swdevon.gov.uk>; Katherine Jones <Katherine.Jones@swdevon.gov.uk>; Land Charges <Land.Charges@swdevon.gov.uk>; Lee Marshall <Lee.Marshall@swdevon.gov.uk>; Liz Tucker <Liz.Tucker@swdevon.gov.uk>; Patrick Whymer <Patrick.Whymer@swdevon.gov.uk>; Phil Baker <Phil.Baker@swdevon.gov.uk>; Richard Gage <Richard.Gage@swdevon.gov.uk>; Rob Ellis <Rob.Ellis@swdevon.gov.uk>; Rob Sekula <Rob.Sekula@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Tom Morris <Tom.Morris@swdevon.gov.uk>

Subject: RE: Aveton Gifford Neighbourhood Plan Regulation 16 consultation - Change of date!

Dear All,

With agreement from the examiner the consultation period has now been extended until 3rd February, this is due to certain items of the Background Information and Evidence Base not being easily accessible.

The Plan and all the background information can be found on our website here <https://www.neighbourhoodplanning.swdevon.gov.uk/avetongifford>

Apologies for any inconvenience.

Many thanks

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday



From: Sarah Packham <Sarah.Packham@swdevon.gov.uk>

Sent: 04 December 2019 13:09

To: t.yonge@stags.co.uk; michaeltucker1@btconnect.com; Cllr Clare Kemp <Cllr.Clare.Kemp@westdevon.gov.uk>; Roger English <roger.english@southdevonaonb.org.uk>; BT open reach <CBYD@openreach.co.uk>; COAL authority <planningconsultation@coal.gov.uk>; ee <public.affairs@ee.co.uk>; Environment agency <enquiries@environment-agency.gov.uk>; Environment Agency (2) <SPDC@environment-agency.gov.uk>; Exeter City Council NP Dept <jill.day@exeter.gov.uk>; Gas - Wales & west <enquiries@wwutilities.co.uk>; General inbox highways England <planningsw@highwaysengland.co.uk>; General inbox Historic England <southwestcasework@historicengland.org.uk>; Highways England <info@highwaysengland.co.uk>; Highways England Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>; Historic England (David.Stuart@historicengland.org.uk) <David.Stuart@historicengland.org.uk>; Homes England <enquiries@homesengland.gov.uk>; IDF <ldf@exeter.gov.uk>; Marine Management UK (Consultations.mmo@marinemanagement.org.uk) <Consultations.mmo@marinemanagement.org.uk>; Mono Consultants <dpm@monoconsultants.com>; Natural England <enquiries@naturalengland.org.uk>; Natural England (2) <consultations@naturalengland.org.uk>; network rail <townplanningwestern@networkrail.co.uk>; New Devon CCG <james.short@nhs.net>; NHS <ian.turnbull@nhs.net>; Roger English <Roger.English@swdevon.gov.uk>; CVS <cvs@southhams cvs.org.uk>; South West Water <developerservicesplanning@southwestwater.co.uk>; three <jane.evans@three.co.uk>; vodafone & o2 <EMF.Enquiries@ctil.co.uk>; West Devon CVS <info@westdevon cvs.org.uk>; Western Power <sacross@westernpower.co.uk>; Adam Davidson <adam.davison@southdevonaonb.org.uk>; Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Alex Whish <Alex.Whish@swdevon.gov.uk>; Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Anna Henderson-Smith <Anna.Henderson-Smith@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Cllr Hilary Bastone <cllr.Hilary.Bastone@southhams.gov.uk>; Cllr Judy Pearce <cllr.Judy.Pearce@southhams.gov.uk>; Cllr M. Hicks <Cllr.Hicks@southhams.gov.uk>; Communications <Communications@swdevon.gov.uk>; David Parkes <David.Parkes@swdevon.gov.uk>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>; Elections <Elections@southhams.gov.uk>; Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>; Graham Swiss <Graham.Swiss@swdevon.gov.uk>; Kate Cantwell <Kate.Cantwell@swdevon.gov.uk>; Katherine Jones <Katherine.Jones@swdevon.gov.uk>; Land Charges <Land.Charges@swdevon.gov.uk>; Lee Marshall <Lee.Marshall@swdevon.gov.uk>; Liz Tucker <Liz.Tucker@swdevon.gov.uk>; Patrick Whymer <Patrick.Whymer@swdevon.gov.uk>; Phil Baker <Phil.Baker@swdevon.gov.uk>; Richard Gage <Richard.Gage@swdevon.gov.uk>; Rob Ellis <Rob.Ellis@swdevon.gov.uk>; Rob Sekula <Rob.Sekula@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Tom Morris <Tom.Morris@swdevon.gov.uk>

Subject: Aveton Gifford Neighbourhood Plan Regulation 16 consultation - Change of date!

Dear All,

Please note a new end date to take account of the festive period.

Many thanks

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday



From: Sarah Packham
Sent: 14 November 2019 11:56
Subject: Aveton Gifford Neighbourhood Plan Regulation 16 consultation

Dear All,

As a consultee to the Aveton Gifford Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the Aveton Gifford Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Friday 15th November 2019 to Friday 27th December 2019 before making a formal decision as to whether we should instruct an independent examiner to carry out the examination.

Please response to this consultation by email to SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 27th December 2019 we shall assume you have no comments to make, any SHDC internal comments should be received by 5th December.

You may view a copy of the plan via our [website](#).

Many thanks

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday



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From: SW-Neighbourhood Planning
Sent: 24 February 2020 13:54
To: Geoffrey Duggan; Print Room
Subject: FW: 392 - Barton Meadow development and AGNP

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | **South Hams District Council**

Working days - Tuesday, Wednesday, Thursday



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From: info@gedkingplans.co.uk <info@gedkingplans.co.uk>
Sent: 03 February 2020 11:05
To: daviddbparish@btinternet.com; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Cc: 'Jackie Harmer' <jackieharmer@hotmail.co.uk>; jeremy@famousfaces.co.uk
Subject: 392 - Barton Meadow development and AGNP

Dear all,

I am writing to request clarification on the current position relating to the Neighbourhood Plan.

As far as I could tell, the response from Historic England suggested that as far as they are concerned the report commissioned from Aecom did not provide the required justification and it appeared that perhaps Aecom need to respond to Historic Englands concerns by providing further information to update the report making the arguments consistent and robust to scrutiny. Further, are these areas that Duncan and the conservation team at South Hams LA are advising and assisting with on AGNPs behalf to assist as Historic England suggest. From my last conversation, I understood that David had some tasks to discuss with Duncan and also Nigel at Aecom. Are Aecom considering these issues, has the information been gathered and a response sent to Historic England and if not, do you have a timeline for this.

Can you please advise if further progress has been made to address the issues raised by Historic England.

Whilst writing, and as advised previously, I have put together a heritage statement for the planning application that we are awaiting to submit. I cannot be certain that any of its information will be relevant (as it relates primarily to Court Barton) but it is available should you consider any of it may be relevant to add to the plan details.

I look forward to hearing from you and if there is anything we can do to assist, please let us know.

Kind regards

Ged King

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