

From: Parker-Stephenson, Stephanie  
Sent: 30 November 2021  
To: Duncan Smith  
Cc: Dixon, Naomi-Beth  
Subject: RE: Milton Abbot, Chillaton and Kelly Neighbourhood Plan: Regulation 16  
Consultation: 16<sup>th</sup> August to 27th September 2021

Dear Duncan,

Thank-you for sending through the submission from the Milton Abbot, Chillaton and Kelly Neighbourhood Plan Group. The assessment is broadly acceptable but I would recommend that it is missing a few key details:

- A reference to the fact that the Vicarage Lawn site is within the setting of the Tamar Valley AONB. The report concludes that the site is unlikely to be developed due to access difficulties, however, theoretically the site could be developed if those difficulties were to be overcome because it is now within the settlement boundary. Therefore, the assessment needs to confirm that any potential development of the site in the future is not likely to affect the special qualities or distinctive features that are the purpose of the designation. The conclusion may well rely on the mitigating effects of other plans or policies but the evidence needs to clearly demonstrate that landscape impacts have been considered. For information, the special qualities of the Tamar Valley AONB can be found [here](#).
- The map could include i) the positions of the nearest public rights of way, to support their assertion that neither site is visible from a public footpath or access point, and ii) the position of the AONB boundary, to demonstrate there has been some consideration of its proximity. Please feel free to contact me if you have any questions or require further explanation.

Kind regards

Stephanie Parker-Stephenson  
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Devon, Cornwall and Isles of Scilly Area Team  
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