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FAO Adam Luscombe  
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## BY EMAIL ONLY

Dear Mr Luscombe

### **Planning consultation: Paignton Neighbourhood Plan: Submission Plan**

Thank you for your consultation on the above dated 01 November 2017

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 welcomes the preparation of the Neighbourhood Plan. Our only comment relates to the extent to which the Neighbourhood Plan allocates sites for development. From the submission document it would appear that there are no site allocations. On that basis we have no comments to make. Where a site is allocated the plan should include a plan of the allocated site on an Ordnance Survey base map and a corresponding policy to identify the site as an allocation and set out, as necessary, any development management criteria. Specific site allocations must also be subject to screening as part of a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). The Neighbourhood Plan refers to sites already identified in the adopted Torbay Local Plan. It is our understanding that the Local Plan anticipates that sites will be allocated within the Neighbourhood Plan to meet housing delivery needs. Clarification is therefore sought on the degree to which the Neighbourhood Plan is compatible with the Local 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](mailto: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](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Carol Reeder

