

Williams, Angharad

From: Roger English <roger.english@southdevonaonb.org.uk>
Sent: 27 March 2018 17:45
To: Williams, Angharad
Cc: Irving, Mark; Kate Cantwell
Subject: RE: Planning Consultation Request P/2017/1133 (Inglewood)

Importance: High

Dear Angharad,

Thank you for the additional consultation request in connection with the Land South of White Rock outline application and notification of the addendums provided by the applicant. As the scheme is a complex one, this follow up consultation request was only received by our office on the 13th March, and the quantity of materials provided is extensive, I do not consider the two weeks provided to be reasonable time in which to adequately consider the revised submission from a protected landscape perspective. I therefore request a further period in which to provide a detailed response.

However, having quickly reviewed the updated information with particular reference to LVIA, ecology, external lighting, green infrastructure, framework LEMP and proposed masterplan we accept Nicholas Pearson Associates conclusions that there is likely to be some reduction in overall harm to the South Devon AONB. Following our assessment of the scheme changes, we conclude the effects are likely to be localised and limited to minor positive. Taken in summary, the scheme changes do not in our view constitute sufficient improvements to reverse our initial findings. We therefore maintain our original objection.

Objection: The proposal has an unacceptable impact on the special landscape qualities of the nearby South Devon AONB, is contrary to the principal material protected landscape policies and fails to conserve and enhance the rural setting to the South Devon AONB.

The proposal relies heavily upon a range of mitigation measures but even with this there would be an unacceptable residual level of harm to the South Devon AONB. If the Council is minded to weigh against this objection in the planning balance we request that the parameters contained in the outline application are captured within appropriately worded conditions and robustly enforced in order to limit harm to the AONB.

Without an updated consultation response from Natural England and the South Devon AONB it is unlikely that the LPA has sufficient information at this stage to determine the application and is unlikely to be able to demonstrate having had due regard for the conservation and enhancement of the natural beauty of the South Devon AONB as required by s85 of the Countryside and Rights of Way Act 2000.

Regards,
Roger

Roger English | AONB Manager
South Devon Area of Outstanding Natural Beauty
Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE
Office: 01803 861435 Mobile: 07935 395301
roger.english@southdevonaonb.org.uk
www.southdevonaonb.org.uk

