

Liz Pulley

From: Lister, John (NE) <John.Lister@naturalengland.org.uk>
Sent: 11 June 2015 09:34
To: Neighbourhood Planning
Cc: Valerie Dobson
Subject: 152484 - Wisborough Green Neighbourhood Plan
Attachments: NE Feedback Form 2015.pdf

Dear Valerie

Thank your consulting Natural England on Wisborough Green NP. My comments are as follows:

- We welcome Policy OA7 regarding development in the setting of the national park. The western edge of Wisborough Green is some 600m from the park; so I trust that appropriate dialogue with the Park Authority has resolved any potential for significant effect on the setting of the designated landscape
- We support Policy EN1 and the clause on protected species. Care is needed particularly on rural sites, where there are old or derelict structures, or which include (or are close to) features such as ponds, ditches and field boundaries; where protected species may be present. Their protection should be one of the central considerations at the detailed planning stage. For example, a number of the NP allocations include or are close to ponds and watercourse which may accommodate species such as GCN (inter alia). In these sorts of cases early reference to biological records would clarify where there are issues, the need to undertake ecological surveys and the need for appropriate mitigation measures.
- We welcome the intent (regarding waste water management): "to ensure that there is sufficient capacity for any new development and to eliminate the risk of sewage infiltrating into the surface water systems and properties"; and also Policy IN2. Some reference to the adequacy of treatment to ensure that water of an appropriate quality is discharged into receiving waters, to ensure no harm to downstream habitats and biodiversity, would be helpful.
- Development at Wisborough Green falls within the impact risk zone of The Mens SAC and SSSI (important inter alia for bats). Consideration needs to be given to the impact of development proposals outside or extending existing settlements, affecting greenspace, farmland, semi natural habitats or features such as trees, hedges, streams, rural buildings/structures - to ensure the protection of habitat, flight lines and forage areas use by the bats. Survey will reveal any need for retention of features and any mitigation required for the development.
- Para 8 (on page 28) indicates that a Habitat Regulation Assessment "is not considered necessary as the proposals included in this Plan do not involve any building on sensitive habitat sites". In coming to this conclusion, consideration has also been given to the likelihood of significant effect on European sites arising indirectly from development.
- I trust that the Green Infrastructure/Ecology Network Map mentioned in Policy EN1: Ecological Sites includes BAP habitats, since they are key to the delivery of the government's aim of halting the decline in biodiversity and in delivering the ambitions defined by Lawton and the NPPF.

Due to the current pressure of consultations on land-use proposals, plans and appeals, I have not been able to spend the time I would have wished to review and comment on your Plan, and I recognise that some of the issues raised above may be covered by background papers and do not need to be fully reflected in the Plan. Nevertheless, I hope you find these comments helpful.

If there are issues I have not covered, please let me know and I will respond as quickly as possible. If discussion would be helpful, please give me a call.

If you wish to comment on the service provided by Natural England, please use the appended form.

<<NE Feedback Form 2015.pdf>>

Yours sincerely

John

John Lister
Lead Adviser
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Natural England

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j) <i>The timeliness of us negotiating revised deadlines (where applicable)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
k) <i>Our response within agreed deadlines</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
l) <i>The extent to which you felt you had been treated fairly and with respect</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
m) <i>The ease of completion of application/renewal</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
n) <i>The clarity of published guidance for completing an application</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
o) <i>The helpfulness of advice from staff on site visit?</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Improving the overall quality of our service

3) Please add any suggestions or feedback you may have to improving our service for you, and include the name of anyone who had been particularly helpful to you. If you have responded 'dissatisfied' or 'very dissatisfied' for any question we would appreciate further details so we can investigate and improve our service in the future

We would like to update you on any action we have taken following your comments and suggestions. If you would like an update, please add your name and email or telephone number

Thank you for taking the time to let us have your views.

Ian Fugler, Director for Sustainable Development.

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