

21<sup>st</sup> March 2021

Operations Delivery  
Natural England  
County Hall  
Spetchley Road  
Worcester  
WR5 2NP  
ATTN: James Moulton, Support Adviser - Consultations Team

Dear Sir

RE: 71940 / Your ref: 345171 - Land at Velator Bridge Braunton Devon - Removal of Condition 8i (Flood Defence) attached to planning permission 57649 (Variation of condition 2 (Approved plans), 13 (garaging & vehicle parking) attached to planning permission 54108 to provide 12 affordable & 11 open market dwellings (amended plans))

We refer to your response to Mr Pedlar North Devon Planning Team dated 15<sup>th</sup> March 2021.

It is disappointing that you have not assessed this application's impact on the ecology of the area and the potential ramifications on wildlife who use the water corridors.

In addition to this application for variation of condition there is another application 72778 for variation of design of the buildings which would see windows moving closer to the water corridors.

This development was originally given permission in December 2008 Application 40693.

There were in total 21 conditions attached to this permission, of which Conditions 3 and 4 states:

(3) i) No development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for protection/restoration, where relevant.

ii) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation and maintenance programme.

Reason:

To assimilate the development into the landscape and to safeguard the appearance and character of the area.

(4) No development shall commence until details have been submitted to, and approved in writing by the Local Planning Authority of:-

i) A scheme to mitigate or eliminate the potential adverse effects on commuting features used by greater horseshoe bats, both during and post construction. This scheme should address the elimination of light pollution of commuting routes and the maintenance of the key commuting route along side the site.

ii) A scheme to provide resting areas for otters, which shall incorporate the recommendations by Devon Wildlife Consultants in their letter of 19th April 2007 and be reflected in the details required by condition 3.

**Reason:**

In order to safeguard protected species within an area of known conservation interest.

These conditions were referred to in a subsequent letter sent by Natural England dated 8<sup>th</sup> June 2012 in response to App 54108 (another variation), when the Council were reminded of conditions attached to permission 40693 specifically relating to the mitigation plans for protected species (otter and bats).

Since permission was granted for development of this site over 12 years ago, land adjacent to it has been identified as part of the new Caen Wetlands currently being progressed by Devon Wildlife Trust. Given the proximity of this wildlife site, it is even more important that statutory bodies ensure that the proposed development of 24 dwellings have minimum impact on the area and is sensitive to the known wildlife that use the Caen and Knowl water corridors.

We ask that Natural England review and reconsider their position in respect of this application and also consider the associated application 72778 for variation of design.

Love Braunton

Cc Braunton Parish Council  
Devon Wildlife Trust  
Cllr D Spear  
Cllr L Spear  
North Devon Planning