

Date: 03 October 2016  
Our ref: 194420  
Your ref: South Hill NDP – Pre-submission consultation



Jenny Hoskin  
Parish Clerk  
South Hill Neighbourhood Plan

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**BY EMAIL ONLY**

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Dear Mrs Hoskin

**Planning consultation:** South Hill Neighbourhood Development Plan – Pre-submission draft  
**Location:** South Hill Parish, Cornwall.

Thank you for your consultation on the above, dated and received by Natural England on 23 August 2016.

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.

We recognise the hard work being done by South Hill Parish in developing a Neighbourhood Plan and we welcome being consulted on this pre-submission draft. The parish supports a rich and diverse natural environment, reflected in the designation of 3 County Wildlife Sites (CWS) within the parish and the Lynher Valley Area of Great Landscape Value (AGLV) partially within the parish.

General

We welcome the plan's aims to protect the area's rural setting, tranquillity, environmental assets and to protect and enhance the provision of open space and green infrastructure.

It would be helpful to note in the plan that South Hill Parish currently falls within the 10km 'zone of influence' used in the Cornwall Council study to establish the frequencies and distances from which recreational users travel to use the Tamar Estuary and Plymouth Sound and links between this and recreational impacts upon these European sites. Plymouth Sound and Estuaries Special Area of Conservation (SAC) is 8.5km from the Parish; and the Tamar Estuaries Complex Special Protection Area (SPA) is 9.4km from the parish. The zone of influence may be altered when the study concludes.

The parish is also 4km from Cornwall Area of Outstanding Natural Beauty (AONB) and 3.2km from the Tamar Valley AONB.

Policy H1 – housing development

- As the parish currently falls within the 'zone of influence' described above, financial contributions from new development will be required for the mitigation of recreational impacts through Cornwall Council's 'strategic mitigation solution'. The strategic mitigation solution is subject to the outcome of the study.
- The policy makes reference to the preservation and enhancement of green infrastructure, which is welcomed. Green infrastructure can perform a range of functions including improved flood

risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement.

Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#).

- Reference is made in the housing and small business policies to the addition of bat and owl boxes to new and converted buildings. This policy could be widened to include bird boxes of any type, which would be of benefit to a wide range of species.

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 Moira Manners on 0208 026 7504. 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).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Moira Manners  
Lead Advisor  
Devon and Cornwall Terrestrial Planning and Water Team