

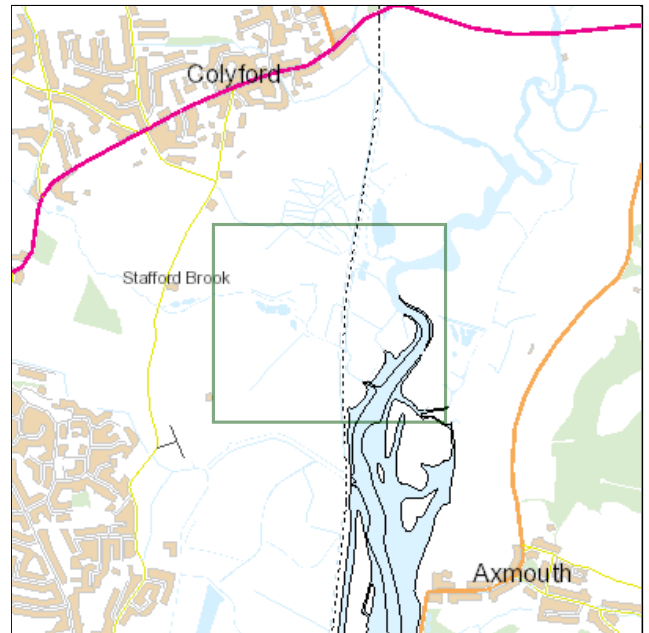
Ward Coly Valley

Reference 20/1442/FUL

Applicant L Taylor

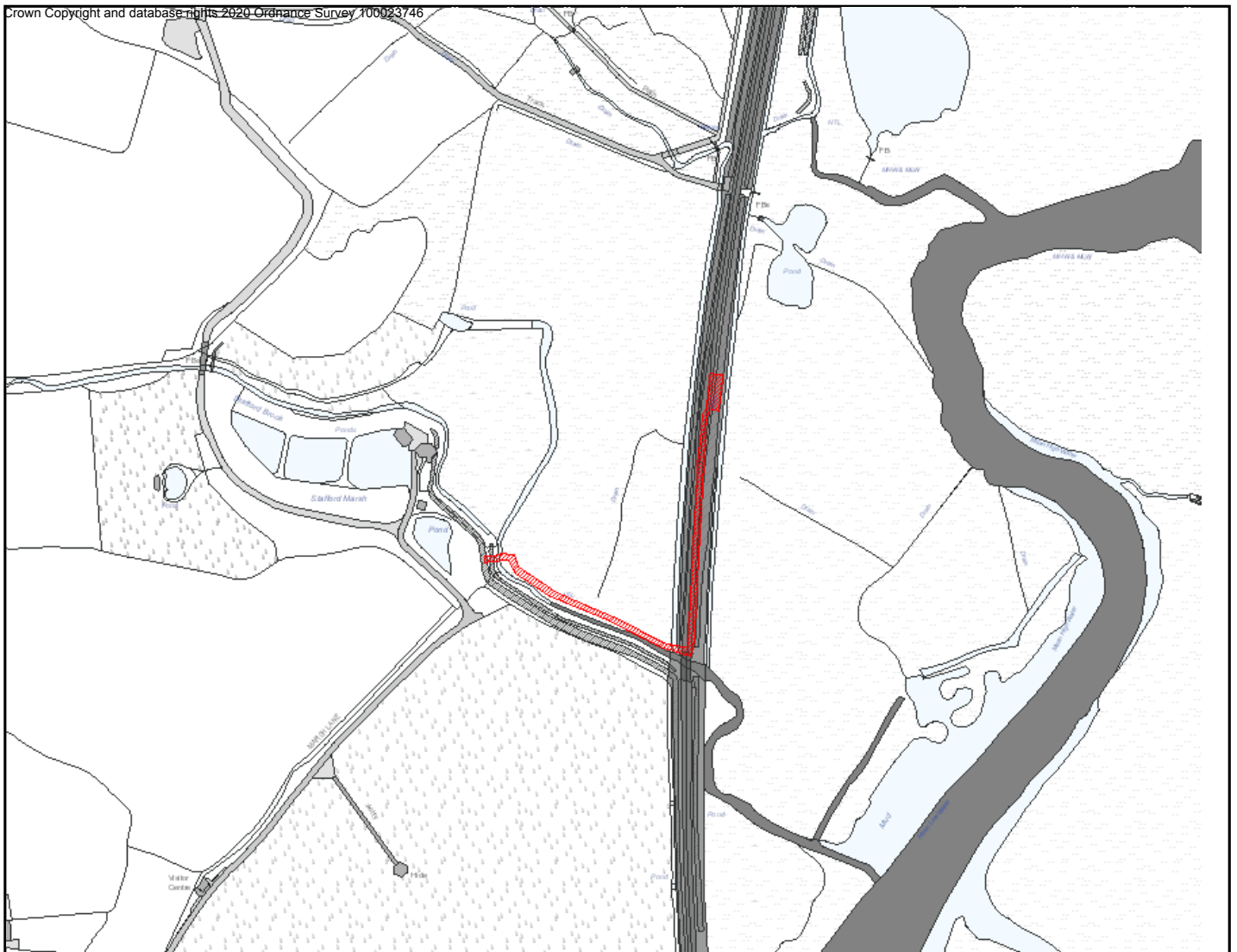
Location Land At Colyford Common Colyford Road
Seaton

Proposal Construction of new tramway halt, pedestrian
access bridge, ramp, timber walkways and
associated works to provide pedestrian link to
Seaton Wetlands



RECOMMENDATION:

- 1. Adopt the Appropriate Assessment forming part of this report; and**
- 2. Approve with conditions**



		Committee Date: 4th November 2020
Coly Valley (Colyton)	20/1442/FUL	Target Date: 15.10.2020
Applicant:	L Taylor	
Location:	Land At Colyford Common Colyford Road	
Proposal:	Construction of new tramway halt, pedestrian access bridge, ramp, timber walkways and associated works to provide pedestrian link to Seaton Wetlands	

RECOMMENDATION:

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EXECUTIVE SUMMARY

The application is before committee because EDDC manage and own part of the land to which the application relates, and there is an objection to the development.

The proposal seeks to provide a new 'halt' station on the tramway between Seaton and Colyton in order to provide direct access to the Seaton Wetlands site. The proposal represents an alternative route to a scheme that already benefits from planning permission under an earlier application (19/2593/FUL).

The halt station would link to the wetlands site via a raised timber walkway and a series of small bridge structures over drainage ditches, these would be similar in appearance to other walkways already employed on the wider wetlands site.

The initial section of walkway would run south from the halt, parallel with and to the west side of the tramline and gradually sloping down to the south. This section would be visible from the wetlands site and to a lesser degree from further afield but would be viewed in conjunction with the tram embankment and would be constructed from natural materials, the appearance of which would soften over time. In addition, the proposal seeks to retain existing trees growing on the embankment which would assist in further reducing any visual/landscape impact.

The proposal is located within a high risk flood zone but is considered to be acceptable with regards to flood risk subject to the provision of a flood evacuation plan.

In other respects the proposal is considered to have appropriately considered the ecological impact of the development and to be acceptable in this respect.

It is also recognised that the proposal has the potential to provide significant benefits to the tourism economy by providing a direct link between two major attractions in the Tramway and Wetlands improving the offer and visitor experience for both. On this basis the proposal is considered to be acceptable and is recommended for approval subject to the conditions set out at the end of the report.

CONSULTATIONS

Local Consultations

Parish/Town Council

The Colyton Parish Council wish to support this application with the condition that concerns are raised at EDDC regarding the lack of a footpath from either end of the wetlands and an additional tram stop may exacerbate this.

Clerk To Seaton Town Council

Dear Planning East,

I am sorry that the comments for this application are late in being submitted.

Seaton Town Council have no objection to this application.

Technical Consultations

Environment Agency

Thank you for reconsulting us on this planning application.

Environment Agency position

We have no objection to the proposed development.

Reason

We have reviewed the additional information submitted and note the change within the site plan and conclude that our previous position and response is still relevant (our letter ref: DC/2019/121132/01-L01, dated 6th January 2020 under planning ref 19/2593/FUL).

Please contact us again if you require any further advice.

Natural England

Dear East Team

Planning consultation: Construction of new tramway halt, pedestrian access bridge, ramp, timber walkways and associated works to provide pedestrian link to Seaton Wetlands

Location: Land At Colyford Common, Seaton, Wetlands, Colyford Road, Seaton, Devon

Thank you for your consultation on the above dated 20 August 2020 which was received by Natural England on the same date.

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.

SUMMARY OF NATURAL ENGLAND'S ADVICE: NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites or landscapes and has no objection.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

European sites - River Axe Special Area of Conservation and Beer Quarry and Caves Special Area of Conservation:

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the River Axe SAC, Beer Quarry and Caves SAC and other European sites and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

River Axe Site of Special Scientific Interest and Axe Estuary Marine Conservation Zone (MCZ):

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which these sites have been notified and has no objection. Further information on the Axe Estuary and other MCZ's can be found at: <https://www.gov.uk/government/collections/marine-conservation-zone-designations-in-england>

Protected Landscapes - East Devon AONB

Based on the plans submitted, Natural England has no objection to the proposed development. We do not consider that the proposed development would compromise the purposes of designation or special qualities of the AONB. We would advise that the proposal is determined in line with relevant NPPF and development plan policies, landscape and visual impacts are minimised as far as possible.

Other advice:

Protected species:

We have not assessed this application and associated documents for impacts on protected species. We note that water vole, fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 as amended, has been introduced to this area.

Natural England has published Standing Advice on protected species, including on water voles.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance that the proposed development is unlikely to affect the protected species present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites and priority habitats and species:

The application falls within the Colyford Common Local Nature Reserve. You should consider the impacts of the proposed development on any local wildlife sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Lists of priority habitats and species can be found [here](#)¹. Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely.

Should the proposal change, please consult us again.

Devon County Archaeologist

I refer to the above application and your recent consultation. Assessment of the Historic Environment Record (HER) and the minimal level of ground disturbance associated with the proposed development I do not consider that the scale and situation of this development will have an impact upon any significant heritage assets.

The Historic Environment Team has no comments to make on this planning application.

Other Representations

2 no. representations have been received one offering support and one objecting to the proposal.

In support The Axe Vale and District Conservation Society consider the proposal will: give rise to health benefits enabling more people to visit and explore the Wetlands; that the proposed development will blend in well with existing infrastructure, and; cause minimal disruption to wildlife.

The objection to the scheme raises concerns regarding: increase public access to the Wetlands and impact of this on birds/wildlife; that there are considered to be sufficient walkways/access at present, and; that there are other improvements that could be made.

PLANNING HISTORY

Reference	Description	Decision	Date
10/0461/FUL	Change of use from agricultural land to cemetery and nature reserve, construction of carpark and 2 hides and excavation of reed bed and pond to create hedge banks.	Approval with conditions	07.05.2010
19/2593/FUL	Construction of new tramway halt, pedestrian access bridge, ramp, timber walkways and associated works to provide pedestrian link to Seaton Wetlands	Approval with conditions	22.01.2020

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies
Strategy 7 (Development in the Countryside)

Strategy 33 (Promotion of Tourism in East Devon)

Strategy 5B (Sustainable Transport)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D3 (Trees and Development Sites)

EN4 (Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites)

EN5 (Wildlife Habitats and Features)

EN21 (River and Coastal Flooding)

E20 (Provision of Visitor Attractions)

RC4 (Recreation Facilities in the Countryside and on the Coast)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

Government Planning Documents

National Planning Practice Guidance

NPPF (National Planning Policy Framework 2019)

Site Location and Description

The application site relates to land at Colyford Common which is managed as part of the wider Seaton Wetlands site and is located to the northeast of the town and west of the river Axe. The land lies at the southern end of Colyford Common to the north of Black Hole Marsh and between the Wetlands Centre to the west and the tramway line to the east. The land on site is agricultural in character and level, there is an open watercourse running parallel to and to the immediate west of the tramway which runs on a raised embankment on a north–south axis. There is a further small watercourse running in a ditch along the southern boundary of the site (Stafford Brook) and a number of smaller drainage ditches across the land.

The site lies within a designated high risk flood zone (Flood Zone 3) and together with the rest of the Wetlands is a County Wildlife Site and Local Nature Reserve. The Stafford Brook lies within the Axe Estuary Marine Conservation Zone.

Proposed Development

Permission is sought for the creation of a tramway halt to provide a new passenger embarkation and disembarkation point to provide access into the Wetlands site. The site has been chosen as there is an existing tram passing loop in this location. The works to create the halt consist of an area of block paving set on the existing track bed and safety fencing to either side.

A proposed timber walkway would run to the west side and largely parallel to the tram line. This would be constructed off the embankment on timber supports and would gradually slope down to the south where a new footbridge would be constructed over the drainage ditch. A ramp is proposed to slope down from the bridge to ground level and from here the walkway would run adjacent to the Stafford Brook to link with existing walkways leading to the Wetlands Centre. A number of smaller bridge structures over minor ditches are also proposed.

Background

Planning permission was granted earlier in the year, under application 19/2593/FUL for a similar form of development to that now proposed. The previous scheme differed in that it proposed a bridge access over the ditch immediately adjacent to the halt. A

walkway would then slope down to run at ground level to the west side of the drainage ditch before turning to the northwest as now proposed.

ANALYSIS

The main issues in the determination of the application are considered to be:

- The Principle of the development
- The impact on the character and appearance of the area and wider landscape impact
- Ecological Impacts
- Flood Risk
- Economic/tourism benefits
- Other Issues

The Principle of the development

The site lies in open countryside where development is strictly controlled by Strategy 7 of the East Devon Local Plan (EDLP) which only permits development where explicitly permitted by another policy of the Local (or where applicable Neighbourhood) Plan.

In this instance there is no made neighbourhood plan that covers the application site, however support is found for the development in a number of policies of the EDLP. Policy E20 – Provision of Visitor Attractions, offers support for new tourist attractions or extensions to existing tourist attractions subject to a number of specified criteria being met. These criteria require, amongst other things, that the proposals:

- Result in no significant adverse impact on the surrounding landscape and features of natural, cultural or historic interest
- Relate sensitively in scale to the site and surroundings and include appropriate mitigatory landscaping
- The locality is capable of accommodating increased numbers of visitors without giving rise to access issues
- The site is accessible by a variety of means of transport
- There is no significant detrimental impact on residential amenity

In the open countryside there is a further requirement that the proposals relate positively to natural or semi-natural features of the rural environment and would lead to economic diversification.

In addition, Policy RC4 – Recreation Facilities in the Countryside and on the Coast supports outdoor recreation facilities in the countryside subject to similar considerations and further that there are appropriate on-site facilities to meet the needs of the proposal with links to adjacent footpaths and bridleways.

The landscape impact and requirement for any mitigatory planting is considered further below.

In terms of location the tramway and wetlands are already operating and have been for a number of years. At present the two enterprises whilst physically operating alongside each other lack synergy with both offering a view of the other without the ability to move between the two. The proposal would provide a unique opportunity to build a direct link between the tramway and wetlands and to establish a symbiotic relationship whereby visitors/users of the tramway have the opportunity to break their journey with a visit to the wetlands offering the potential for increased visitor numbers for both. The tramway has suggested that the proposal would in particular, provide participation opportunities for new audience groups, offer the potential to increase training, apprenticeship and work experience opportunities and enhance learning opportunities in partnership with local schools and colleges.

In terms of visitor numbers the tramway has its own legislation within which it will need to operate and this will ensure that passenger numbers and timetabling is appropriately controlled. From the Wetland perspective EDDC has been managing the site for over ten years as a visitor attraction and reserve. Visitors are actively encouraged whilst access is controlled and impact managed by providing purpose built access routes through the site, including a network of existing boardwalks. There is no reason to consider that any increase in visitor numbers could not be appropriately managed.

In terms of access to the wetlands site this is direct from the public car park off Colyford Road, which also serves the EDDC cemetery. Pedestrian and cycle access is also available from Colyford Road further to the north opposite Popes Lane. The comments of the parish council are noted in relation to pedestrian access to the site but due to the nature of the proposal the majority of visitors would arrive and leave by tram with appropriate car parking and visitor facilities provided at both ends of the tram line. Further toilet facilities are available at the Wetlands centre.

The nature of the existing uses is such that they do not give rise to any significant amenity impacts and there is no reason for this to change. There are no neighbouring residential properties within the immediate vicinity of the site.

In consideration of the above the proposal is found to have support under the policies of the Local Plan and to be acceptable in principle, other matters are considered below.

The impact on the character and appearance of the area and wider landscape impact

The site does not lie within any designated landscape although it remains attractive countryside forming part of the Axe estuary valley. The boundary of the East Devon Area of Outstanding Natural Beauty is defined by the eastern side of Axe.

The site lies within landscape character type 4B 'Unsettled Marine Levels' of the East Devon and Blackdown Hills Landscape Character Assessment, 2019. The characteristics of the landscape include 'extensive informal recreational use' and in this regard the development would be in character. The management guidelines for development in such areas seeks to ensure these do not harm the unsettled and tranquil character of the landscape. The proposed development, as was the case with the previous scheme, is likely to encourage increased public access but not of a type

that is likely to fundamentally alter its existing character. Similarly, Strategy 44 (Undeveloped Coast and Coastal Preservation Areas) of the EDLP seeks to protect the undeveloped and open status of the designated area, the low key and small scale nature of the proposal, viewed in context with existing infrastructure, is not considered to cause harm.

The revised proposals, as set out in the current application, differ from those previously proposed in that the section of walkway running parallel to the tram line would generally run at a higher level, with a more gradual fall from track height to ground level now proposed. This section of elevated walkway/access ramp would however be constructed from timber and would be viewed in relation to the existing tramline and embankment from close range views to the west. From the east, in public viewpoints across the river Axe, the tramline is clearly visible as a significant landscape feature. From this direction the proposal would be likely to be more visible, than the approved scheme, but it would largely only be the handrail/balustrading that would be visible in any views and these would appear as a linear element in the landscape alongside that of the tram line, would reduce to the south and would visually be broken up through the retention of existing track side trees.

In relation to trees the application is accompanied by an arboricultural assessment report. The report identifies 7 no. trees (all Pendunculate Oaks) varying from young to semi-mature in age and which could be impacted by the development. The larger trees have in the past been heavily pruned to provide clearance for trams. All of the identified trees have been classified as 'C' category trees – those of low amenity value and therefore those that would not normally represent a constraint on development. The report however recognises that the trees provide some landscape interest and are of high biodiversity value. The application seeks to retain all of the trees and the walkway route has been designed with this in mind. Subject to the works begin carried out in accordance with the submitted arboricultural method statement the report concludes that the installation of the walkway, would result in a very low overall arboricultural impact. A condition can be imposed on any permission to require development to be carried out in accordance with this arboricultural method statement.

The proposals would clearly have some visual impact on the undeveloped character of this part of Colyford Common but the design has sought to maintain the simple and low key nature of existing structures found elsewhere within the Wetlands and the revised scheme would also reduce the scale of the bridge required to cross from tramway land to the Common. As a whole the development proposals would have a low key impact utilising natural materials and structures utilised elsewhere on the Wetlands site and the landscape and visual impact would be minimal. It is not considered that any additional landscape planting is required to mitigate this impact as this would in itself be likely to appear out of keeping and to have the potential to impact on the management of the salt marshes.

Ecological Impacts

The site is designated as a County Wildlife Site but is managed by EDDC's countryside team as a local nature reserve. The Seaton Wetlands comprises an area of managed marshland and reedbeds alongside the River Axe made up of four main sites - Seaton Marshes, Black Hole Marsh, Colyford Common and Stafford Marsh. The site lies within

Colyford Common which is described on the council's website as, being, "... regularly flooded by high tides, so this salt-marsh has very unusual flora and fauna, supporting many locally rare and nationally important species. Little egrets fish in the creeks and lagoons on the estuary and large black and white shelduck can be seen grazing here. Wheatears flit across the common, and there is evidence of water vole in the reedbed close to the village."

There is existing public access to the common by means of a series of boardwalks to the north of the application site and which lead to a timber bird hide located adjacent to the tramline approximately 100 metres to the north of the proposed halt.

Policy EN4 – Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites of the EDLP, where development is likely to have an adverse effect, seeks to resist development unless the justification for the proposals clearly outweigh any harm to the intrinsic nature conservation and/or scientific value of the site. Where permission is granted it requires mitigation to reduce any negative impacts.

The application is accompanied by an ecological assessment report prepared by the Countryside team which has been submitted in lieu of a phase 1 habitat survey. The report advises that there are no scheduled protected species which would be affected by the proposal but outlines species of conservation interest that utilise the site. The chosen route, it is explained, would not impact negatively on any of these species and being located within an area of intermittent tidal flooding would not impact on breeding birds. Similarly the light impact nature of the development is not considered to impact on water vole habitat and whilst there would be some localised loss of plant life immediately below the footprint of the boardwalk this would not be permanent as evidenced elsewhere on site. It should be noted that in the case of the current proposal any impact would be less than previously permitted under the earlier scheme as there is less walkway proposed on the Wetlands site. In addition, it is advised that the introduction of boardwalks has been observed to have a positive influence on grazing patterns of livestock elsewhere on site and a beneficial impact on certain plant species.

Along the southern boundary of the site an initial 75 metre section of Stafford Brook lies within the designated Marine Conservation Zone (MCZ). The Axe Estuary MCZ is an inshore site that covers an area of approximately 0.33 km² and is generally constrained by the boundaries of the estuary. The designation seeks to protect this important habitat which provides a link between the surrounding wetlands and the open sea. The specific protected features being Coastal saltmarshes and saline reedbeds; Estuarine rockybeds; Intertidal coarse sediment; Intertidal mixed sediment and Intertidal mud. The general management approach is to maintain these features in a favourable condition. The proposal would not give rise to any direct impacts on these features, being located outside of but adjacent to the designation. Furthermore, the general management of the Wetland includes managing public access and raising public awareness of this unique ecosystem which will benefit the overall management of the site.

The River Axe Special Area of Conservation lies north of the A3052 approximately 900 metres to the north of the site. It is not considered that the proposal would have any likely significant adverse impact on this designation or any of its qualifying

features. An assessment under the Habitats Regulation is considered separately below.

Overall it is considered that the proposal would result in a negligible and very localised impact on ecological interests on or adjoining the site. These limited impacts would be reversible and have the potential to be offset by improving public awareness and potentially funding for the management of the Wetlands site. The comments received relating to the potential for increased disturbance to local bird populations are noted but the proposals seeks to provide increased public access in a very controlled manners in order that such impacts can be appropriately managed. In addition, a very similar proposal already benefits from planning permission.

Flood Risk

The application site and surrounding area lies within Flood Zone 3b and is in fact functional floodplain with the site liable to inter-tidal flooding at times of high tide. Policy EN21 of the EDLP following guidance set out at paragraphs 155 – 165 of the NPPF seeks to locate development in areas of lowest risk of flooding and only where such areas are not reasonably available and following the application of the sequential (and where applicable) exceptions tests, should development in areas of higher flood risk be considered.

In terms of flood risk vulnerability, the use of the site is considered to fall within the 'Water Compatible' classification which includes, 'Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.'

The Environment agency has been consulted on the application and have raised no objections, confirming their position to be unchanged from the previous scheme. The submitted Flood Risk Assessment is appropriate in relation to the scale and nature of the proposed development. The small area of flood plain grazing marsh habitat that would be lost as a result of the application is considered to be acceptable due to the site having importance for local amenity/education as well as providing habitat.

In relation to the previous scheme a condition was imposed requiring, prior to the initial use of the halt/walkway, details of signage to notify the public in advance of flood events and how and by whom this would be managed. It would be appropriate to impose a similar condition on any approval granted.

Economic/tourism benefits

The proposal has been brought forward by Seaton Tramway in collaboration with EDDC's countryside team and has secured Heritage Lottery Funding. It aims to improve the visitor experience by increasing the offer and providing direct access to the Wetlands site from the tramway. Strategy 33 of the EDLP states that the Council will promote a year round industry supporting sustainable growth and which does not harm the natural assets of the district. The scheme clearly has the potential to deliver on the aims of the policy through supporting the existing tramway offer and increasing

public access to the wetlands site in a sustainable manner. These dual benefits are considered to weigh heavily in favour of the scheme.

Appropriate Assessment:

The Local Planning Authority has a duty under the Conservation of Habitats and Species Regulations 2017 (“2017 Regulations”). This duty is for all “competent authorities” (including Local Planning Authorities and other public bodies) to “have regard to the Habitats Directive in the exercise of its functions”.

Regulation 63 (1) of the Habitats Regulations requires consideration of whether a development proposal, is likely to give rise to significant effects on a *European site or a European offshore marine site (either alone or in combination with other plans or projects), and is not directly connected with or necessary to the management of that site.*

The first stage of Habitats Regulations Assessment is to screen development to identify whether any development proposals are likely to give rise to a ‘significant effect’. The scale and nature of the application, which involves controlled public access to Colyford Common (where public access is already available), together with the distance from the designated sites and location downstream from the River Axe SAC is unlikely to affect either the River Axe SAC, Beer Quarry and Caves SAC or any other designated European sites.

Natural England has advised that the development can be screened out at this stage as not giving rise to likely significant effects.

CONCLUSION

This application represents an alternative to a previous scheme which has already been granted permission and remains extant. The amendments relate to the revised routing of the initial section of walkway which would now run parallel to and on the same side of the drainage ditch as the tram line, as opposed to crossing direct to Colyford Common and running at ground level on the west side of the ditch.

As was the case with the alternative scheme the proposal represents an opportunity to provide a direct connection point between two of Seaton’s major visitor attractions with potential benefits arising for both and for the town. The physical works required are relatively low key and in-keeping with existing similar structures already in use on the wider site, they would not result in any significant landscape or visual impacts. The site lies within a high risk flood zone but the proposed use is considered to be water compatible and the Environment Agency has raised no objections subject to consideration of appropriate conditions in relation to provision of a flood plan. It is not considered that the proposal would give rise to any ecological harm or give rise to any likely significant effects on any designated sites. Overall the proposal is considered to represent a positive benefit to the tourism/visitor offer of the town and to raise awareness of the local environment and biodiversity supported by the Wetlands.

RECOMMENDATION

1. Adopt the Appropriate Assessment forming part of the report; and
2. APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. Prior to the initial use of the halt as a passenger departure/disembarkation point details of flood warning signage (to include: content and design) to be displayed at either end of the walkway during, and where possible in advance, of a flood event shall have been submitted to and agreed in writing by the Local Planning Authority, such details shall also include details of the management responsibilities for such display. Development shall proceed in accordance with details as agreed.
(Reason - In order to ensure appropriate warning and safety measures are in place to minimise the risk of danger to users of the site during flood events in accordance with policy EN21 (River and Coastal Flooding) of the East Devon Local Plan 2013-2031 and the guidance set out at Chapter 14 of the National Planning Policy Framework and associated Planning Practice Guidance.)
4. The timber edging, handrails and sleepers to be used in the construction of the boardwalks, bridges, access ramp and safety handrails shall be finished such that the timber retains a natural appearance and shall thereafter be maintained and retained as such.
(Reason - In the interests of maintaining the natural and rural character and appearance of the site and its surroundings in accordance with Strategies 7 (Development in the Countryside) & 46 (Landscape Conservation and Enhancement and AONBs) and policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 2013-2031.)
5. Unless alternative details have previously been submitted to and agreed in writing by the Local Planning Authority, development shall proceed in accordance with the tree protection measures and arboricultural method statement forming part of the Arboricultural Impact Assessment Report prepared by Hi-Line Contractors SW Ltd and dated 11.08.20.
(Reason – In the interests of the character and appearance of the area and biodiversity in accordance with Strategies 7 (Development in the Countryside) & 46 (Landscape Conservation and Enhancement and AONBs) and policy D1 (Design and Local Distinctiveness), D3 (Trees and Development Sites) and EN5 (Wildlife, Habitats and Features) of the East Devon Local Plan 2013-2031.)

Plans relating to this application:

C2025.01	Location Plan	08.07.20
C2025.02	Proposed Site Plan	08.07.20
C2025.03	Other Plans	08.07.20
C2025.05	Sections	08.07.20
C2025.06	Other Plans	08.07.20
C2025.07	Other Plans	08.07.20
C2025.08	Other Plans	08.07.20
C2025.08	Other Plans	08.07.20
C2025.10A	Other Plans	20.08.20

List of Background Papers

Application file, consultations and policy documents referred to in the report.