

Natural England Action Point Response re Mitton Access

In response to the examination action regarding whether Natural England have any issues with the proposed access to the Mitton allocation site, our position on the concept plan (the required buffer, the conceptual active travel route, the primary school and the Carrant brook) have been set out previously in the Recommendations section of Exam 8 NE Ref: 462566 (attached).

Natural England's most recent position statement NE Ref: 521601 (attached) provides additional advice on urbanisation impacts and mitigation and answers the examination questions following the completion of the most recent Lepus Curlew Survey.

In both the attached advice documents Natural England recognises that the mitigation required for the allocation site to be HRA compliant (a buffer on the west of the site to protect breeding curlew populations and further measures along the Carrant Brook) may impact on site viability / the number of houses that the allocation can deliver and that the policy / main modifications need to reflect this.

Access to the site is specifically referenced as follows in Exam 8: *"The proposed active travel route should be relocated away from Cowfield Marsh, in order to avoid impacting on this Local Site and disturbing bird species."*

Our most recent position statement states the following with regard to development layout *"A full and comprehensive development layout, designed iteratively with mitigation requirements therefore needs to be agreed for all developments in this area to ensure that a buffer and or barrier which mitigates for the urbanisation impacts outlined above is agreed, maintained and monitored"* we therefore have concerns that the allocation concept plan includes site access prior to agreement of a full mitigation package and would recommend that main modifications address the fact that the concept plan is not to be considered as an indicative layout and that site access should be located and designed as part of the wider mitigation requirements.

If you require any further information, please don't hesitate to contact me.

Kind regards

Sally

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Natural England