

**PLANNING APPEAL REF: APP/U1105/W/19/3221978**

**LAND EAST OF TWO BRIDGES ROAD, SIDFORD**

**STATEMENT OF COMMON GROUND**

**EUROPEAN DESIGNATED SITES**

Prepared on behalf of OG Holdings Retirement Benefit Scheme

**Date:** 17 June 2019

**ashfords**

## 1. INTRODUCTION AND SUMMARY

- 1.1. This Statement of Common Ground ('SoCG') has been prepared to support a Planning Appeal made on behalf of OG Holdings Retirement Benefit Scheme ('**the Appellant**') pursuant to Section 78 of the Town and Country Planning Act 1990 (as amended).
- 1.2. This SoCG sets out the particular areas of common ground and disagreement in terms of whether the development proposed, either by itself or in combination with other plans or projects, would be likely to have a significant effect on the integrity of the Sidmouth to West Bay Special Area of Conservation ('**SAC**'), the East Devon Pebblebed Heaths SAC and East Devon Heaths Special Protection Area ('**SPA**'), or the Beer Quarry and Saves SAC between East Devon District Council ('**EDDC**') as local planning authority, and the Appellant.

## 2. AREAS OF COMMON GROUND

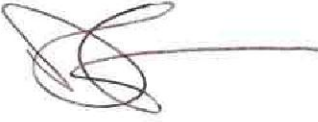
- 2.1. It is agreed that, as set out in the main statement of common ground for the appeal signed by the Appellant and EDDC:
  - 2.1.1. The proposed development required an Environmental Impact Assessment (EIA). An EIA was submitted as part of the application.
  - 2.1.2. It is agreed that the appeal site does not fall within or lie adjacent to any statutory or non-statutory designated sites. Development of the appeal site would not have a Likely Significant Effect either on its own or in-combination on Sidmouth to West Bay SAC, the East Devon Pebblebed Heaths SAC, East Devon Heaths Special Protection Area, or the Beer Quarry and Caves SAC.
  - 2.1.3. Natural England (the government body with a statutory duty under the Habitat Regulations), who were consulted on the proposals did not raise any objections in relation to the European Sites or any other ecological receptors.

2.1.4. It is agreed that the appellant has suitably assessed the biodiversity value of the site, and that the proposals would provide suitable mitigation, compensation and enhancement measures to ensure that the proposed development is acceptable in terms of biodiversity and delivers a biodiversity net gain.

2.1.5. The 2018 Application (in the submitted ES) complies with Policy EN5 and Strategy 47 of the East Devon Local Plan 2013-2031

### 3. SIGNATURES

3.1. This statement of common ground is submitted jointly by the Appellant and EDDC. It sets out the areas of common ground between the parties in respect of European designated sites.

Signed on behalf of the Appellant: 	Signed on behalf of EDDC:
Name: DAVID RICHARDSON	Name: DARREN ROBERTS
Position: PARTNER, ASHFORDS LLP	Position:
Date: 17 June 2019	Date:

