

# **Rockbeare Neighbourhood Plan Consultation Statement**



**Rockbeare Parish Council  
January 2018**

## Consultation Statement - Rockbeare Neighbourhood Plan

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## Preface

This Consultation Statement has been prepared by the Rockbeare Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the Rockbeare Neighbourhood Development Plan.

The aims of the Rockbeare Neighbourhood Plan consultation process were to:

- 'front-load' the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage
- ensure that consultation events and drop-in sessions enabled people 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

Part 2 of this Consultation Statement (from page 44) summarises all statutory and non-statutory consultation undertaken with those bodies we have identified as statutory or strategic consultees in developing the Rockbeare Neighbourhood Development Plan.

Our purpose was to:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

## Part 1: Community Consultation Statement

Rockbeare Parish Council has been keen to ensure that the Rockbeare Neighbourhood Plan is a community-led document. The Rockbeare Neighbourhood Plan Steering Group was established from community volunteers along with Parish Council representation.

The brief for the Rockbeare Neighbourhood Plan Steering Group, in preparing the Plan, included reaching all parts of the Parish and engaging with the widest range of people and group as possible.

Consultation was undertaken by the Steering Group following an agreed programme.

The key consultation events and surveys that took place were at the following stages in the neighbourhood planning process:

Rockbeare Neighbourhood Plan – Consultation Events		
Event	Dates	Purpose
Plan Area Designation	Jun-Aug 2014	Formal notice of intention to prepare a NP
Community Questionnaire	Sep-Nov 2015	Initial community survey
Launch	Mar 2016	Public notice of formation of SG
Community Event (Aims and Obj.)	9 <sup>th</sup> -12 <sup>th</sup> Nov 2016	Community views on aims and objectives
1st Draft Plan Consultation	Apr– July 2017	Community and local stakeholder views on 1 <sup>st</sup> Version
Regulation 14 Consultation	Nov-Dec 2017	Comments on Pre-submission Version

### 1. Background to Consultation on Neighbourhood Plan

Rockbeare Parish Council agreed to undertake a Neighbourhood Plan in March 2013. After an initial survey to establish the scope and issues that the Plan might address, a Neighbourhood Plan Steering Group was established by the Parish Council. It comprised members of the Parish Council along with members of the community. The community volunteers were recruited from amongst those that expressed an interest in helping, either in person by attending an ‘open meeting’ held in March 2016 or by responding to an invitation on the website or in Roots, the parish newsletter.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation. The Parish Council and its Steering Group has sought continuously to keep the local community aware and actively interested to ensure the Plan reflects their views and wishes. We have worked closely with East Devon District Council and appreciated their advice, support and encouragement in this regard.

In preparing the Rockbeare Neighbourhood Plan the Steering Group has sought to ensure that residents and other stakeholders including local authorities, interest groups, land owners, businesses, service agencies and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved. To make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to make documents available on the Parish Council website and publish regular up-dates in the Parish newsletter, Roots.

## 2. Summary of Consultation Approach to Engage the Community

Several key community consultation stages were identified during the early stages of getting organised. They were set as key milestones in the Project Plan. The Steering Group was keen to ensure that:

- each consultation stage would be properly planned for
- the community at large understood when and why they were being consulted

Having recognised the importance of good communication, the Steering Group agreed a Community Engagement Programme (see Appendix 4 to Part 1 of this report). It was founded on some important principles:

- Publicising as widely as possible
- Utilising a variety of methods
- Applying the right method to the task and the required outcomes
- Providing appropriate levels of assistance, explanation and interpretation
- Maximising access and opportunity
- Encouraging reaction and feedback
- Reporting back on what was said and how it has been interpreted

The Programme was rooted in an agreed approach to community engagement that the Rockbeare Parish Council had committed to as far back as 2011 (see Appendix 3 to Part 1 of this report). At that time, it approved an “*over-arching*” Community Engagement Strategy to “*better coordinate how we engage with all communities within the geographical area of Rockbeare parish - based on our belief that:*

- *All people within Rockbeare community should be involved in the decisions that affect them*
- *All people within Rockbeare community deserve high quality public services, shaped around their needs*
- *Parish council policies and strategies should reflect local priorities, requirements and aspirations.”*

Aside from the highly programmed and organised consultation ‘events’. The Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

<b>Communication Methods:</b>
Public exhibitions, meetings and events
Regular articles in Roots, the parish magazine
Website
Local newspapers and noticeboards
A community questionnaire
Steering group sessions and open meetings
Survey and discussion with local businesses
Directly contacting wider-than-local organisations and agencies
Word of mouth by parish councillors
Consultation ‘windows’
Correspondence

### 3. Equality and Inclusivity

We understood that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, Steering or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation or trade union affiliation. We made efforts to reach those that others have traditionally found hard to reach and hard to hear. We conformed to our agreed a community engagement strategy (see Appendix 3) to ensure we followed a structured and inclusive approach and to monitor our effectiveness.

### 4. Initial Launch and Community Survey

It was decided to ‘launch’ the neighbourhood plan process with a Community Questionnaire.

The Parish Council considered that at an early stage survey of all residents would:

- make local people aware of the intention to prepare a neighbourhood plan
- help identify the key issues and opportunities
- help recruit volunteer helpers

The questionnaire was designed by members of the Parish Council.

Rockbeare Neighbourhood Plan NP Questionnaire	
Date(s)	October-November 2015
Deliver Method(s)	Questionnaire with Newsletter delivered by hand to every dwelling
Publicity	Website and Roots Newsletter
No. of questionnaires delivered	350
No. of completed questionnaires returned	118
Return Options	<ul style="list-style-type: none"><li>• Posted back in the envelope provided</li><li>• Handed in at Rockbeare Primary School</li><li>• Delivered to Cllr David Mason</li><li>• Or scan and email</li></ul>

#### 4.1 Who was consulted?

A questionnaire, (see Appendix 6 to Part 1 of this report), was delivered to every dwelling in the Parish. The questionnaire posed open questions and thus did not always elicit clear “yes/no” responses and in some cases ambiguous responses. However, it was nearly always the case that the respondents’ views were clarified by the comments they added. 118 responses were received, a response rate of about 30%. However not all respondents replied to every question. Whilst some responses bore more than one name, only one response per household was counted. About 20 people expressed an interest in being part of a Steering Group. Of the respondents 73 lived in and around Rockbeare village, 35 in and around Marsh Green and 6 lived on the London Road.

#### 4.2 What did they say?

Housing development was a very important issue with many who suggested that it was “not important” indicating in their comments that there was no need for any more housing and that accordingly the Plan should not make any provision for housing. The clear majority of those rating the issue as very important were opposed to any further development in the Parish. Flood alleviation was seen as very important, which was not surprising given the recent history of flooding in the parish



### 4.3 How were the issues and concerns responded to?

Rockbeare Parish Council received a report at its meeting on the 9<sup>th</sup> December 2015. The Chairman had collated the responses and circulated a summary report to all Councillors. It was noted that several residents have offered to assist with the preparation of the Plan. It was resolved that the Clerk writes to all those that have expressed an interest in assisting with the Neighbourhood Plan to thank them for their interest and invite them to attend the Parish Council's next meeting.

In the Spring of 2016 the Parish Council called an open Meeting of persons that had expressed an interest in helping develop the Neighbourhood plan. This meeting was held at the Jack in the Green, local pub, on the 10<sup>th</sup> March 2016.

## 5. Aims and Objectives

Rockbeare Neighbourhood Plan NP Vision, Aims and Objectives			
Date	7 <sup>th</sup> -12 <sup>th</sup> November 2016		
Method	Drop in Exhibition		
Publicity	Publicity flyer to every home and business in the Parish		
Location	Marsh Green Village Hall 9 <sup>th</sup> November 2016 Rockbeare Village Hall 11 <sup>th</sup> and 12 <sup>th</sup> November 2016		
Event Attendance (Nos.)	9th November 2016 - Marsh Green = 50 attendees 11th November 2016 - Rockbeare = 47 attendees 12th November 2016 - Rockbeare = 19 attendees		

### 5.1 Who was consulted?

Following a Steering Group 'workshop session' on aims and objectives which took place on the 21st July 2016, the Steering Group, at its meeting on the 22nd September 2016, approved a set of draft aims and objectives for the Neighbourhood Plan to be shared with the community of the Parish for its consideration and comment. It was agreed that this consultation would be carried out during the week commencing 7th November 2016 by way of a public exhibition at the two village halls. The afternoon and early evening of Wednesday the 9th November 2016 was booked at Marsh Green Village Hall. The afternoon and early evening of Friday the 11th November 2016 and the morning of the 12th was booked at Rockbeare Village Hall.

### 5.2 What did they say?

A set of exhibition boards comprising the draft aims and provisional objectives on a topic by topic basis was the focus of the exhibition. They were accompanied by additional boards setting the scene and the context.

### 5.3 How were the issues and concerns responded to?

A report of the consultation<sup>1</sup> with analysis and recommendations was considered by the Steering Group in December 2016. The Steering Group recognised the generally positive reaction to the draft aims and objectives but took account of the several suggestions and objections that had been made. A revised set of Aims and Objectives for the Rockbeare Neighbourhood plan was agreed.

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<sup>1</sup> [http://www.rockbeareparishcouncil.co.uk/RockbearePC/UserFiles/Files/Rockbeare AO Consultation Report Nov16 - Copy.pdf](http://www.rockbeareparishcouncil.co.uk/RockbearePC/UserFiles/Files/Rockbeare%20AO%20Consultation%20Report%20Nov16%20-%20Copy.pdf)

## 6. 1st Draft Plan Consultation

Rockbeare Parish Council agreed that a consultation on the first draft version of the Neighbourhood Plan should be carried out, prior to the formal Regulation 14 Pre-submission consultation stage. We wanted to ensure that having converted the aims and objectives into draft policies, we were on right lines as far as the community was concerned.

Rockbeare Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	March - July 2017
Method(s)	Website Newsletter Community Poll
Publicity	Community Newsletters March and July 2017
Delivery	380 questionnaires delivered w/c 15 <sup>th</sup> June 2017
Response Method	Freepost
Respondents (Nos.)	114

### 6.1 Who was consulted

The purpose of the consultation at this stage was to ensure that the community had an opportunity to comment on the draft policies and a first version of the Plan. The Plan was up-loaded to the Parish Council website and a link to the Plan was included in an article in the March 2017 edition of the newsletter, that goes to every dwelling in the Parish. The initial response was supportive but limited.

As a result, it was decided by the Steering Group that the consultation period should be extended, and a Community Poll should be carried out. This poll would focus on key policies that seemed to be a cause of concern to the local planning authority<sup>2</sup> (We believe the current version of these policies reflect what you the community has told us at the consultation events. However, we must be sure that the policies are right for our Parish and have the support of the community.

### 6.2 What did they say?

Approximately 30% of households responded to the Poll. The results were clear on the following:

- 98% of respondents wanted to keep a 'green wedge' between Rockbeare Village and Cranbrook
- 97% of respondents wanted to restrict development in the area between Rockbeare village and London Road to that needed for farming, or minor extensions to existing dwellings or businesses

As regards, small scale residential development on large garden plots or to fill gaps within the existing settlement area the response varied between Rockbeare and Marsh Green.

### 6.3 How were the issues and concerns responded to?

As a result of the Poll and the written comments received, some changes were made to the policies and additional evidence, reflecting the community's expressed views, was included in the supporting text. The results of the Poll were reported in the Newsletter (see Appendix 10 of Part 1 of the report).

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<sup>2</sup> Policy Rock06 relating to the Green Wedge and our intention to restrict development in the area between London Road and Rockbeare village

Policy Rock07 relating to the scale and limits of development in Rockbeare village and Marsh Green



## 7. Regulation 14 (Pre-submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation. The Regulation 14 consultation on the Rockbeare Neighbourhood Plan ran from the 23<sup>rd</sup> October 2017 to 4:00pm, 4<sup>th</sup> December 2017.

### 7.1 Who was Consulted?

Regulation 14, of the Neighbourhood Planning (General) Regulations 2012, is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

It was our aim that all the residents and businesses within the parish area would be consulted together with a range of statutory bodies. A copy of the Plan was also sent to the local planning authority, East Devon District Council, for consultation purposes, although its officers had been involved in the process of finalising the policy content of the Pre-submission Version of the Plan.

### 7.2 How were they Consulted?

The Steering Group publicised the publication of the pre-submission version of the Plan. This directed people to an online copy of the Plan, or to a hard copy version that could be viewed at various locations in the parish area, or an individual copy could be requested. An article promoting the consultation was published in the Parish Council newsletter, and delivered to all postal addresses in the neighbourhood area (see Appendix 13 of Part I of this report). The Rockbeare website also directed people to the Plan from its home page. The publicity indicated how to respond and stated the deadline by which representations needed to be returned. Drop off points at the local shop and post office were also offered.

### 7.3 What did the Consultees say?

A total of five responses were made by members of the general public and businesses which included 4 returns from agents of landowners or developers. A summary of the responses is set out at Appendix 18.

## 8. Conclusions

The level of community consultation and engagement undertaken during the production of the Rockbeare Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

The Neighbourhood Planning (General) Regulations 2012

**Application for Designation of a Neighbourhood Area**

14 JUL 2014

This information is intended to assist the Local Planning Authority in making a decision but please note that further information may be required.

East Devon District Council

Which Town or Parish Council is applying to designate a neighbourhood area?

Rockbeare

If more than one Town or Parish Council are working in partnership, please give details of all parties

contact details --

contact details --

contact details --

contact details --

☐ Please confirm that all the parishes listed above agree to the application

☒ Please confirm that the organisation/s or body/ies making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

Please advise what, if any, discussion has taken place with neighbouring Parishes with a view to partnership working? Where applications include sites in adjoining Parishes their agreement should be sought.

N/A.

Please append a map identifying the area to which the area application relates.

Please explain why this area is considered appropriate to be designated as a neighbourhood area

THIS IS THE AREA IDENTIFIED AS THE REVISED ROCKBEARE PARISH BOUNDARY FOLLOWING THE CRANBROOK GOVERNANCE REVIEW

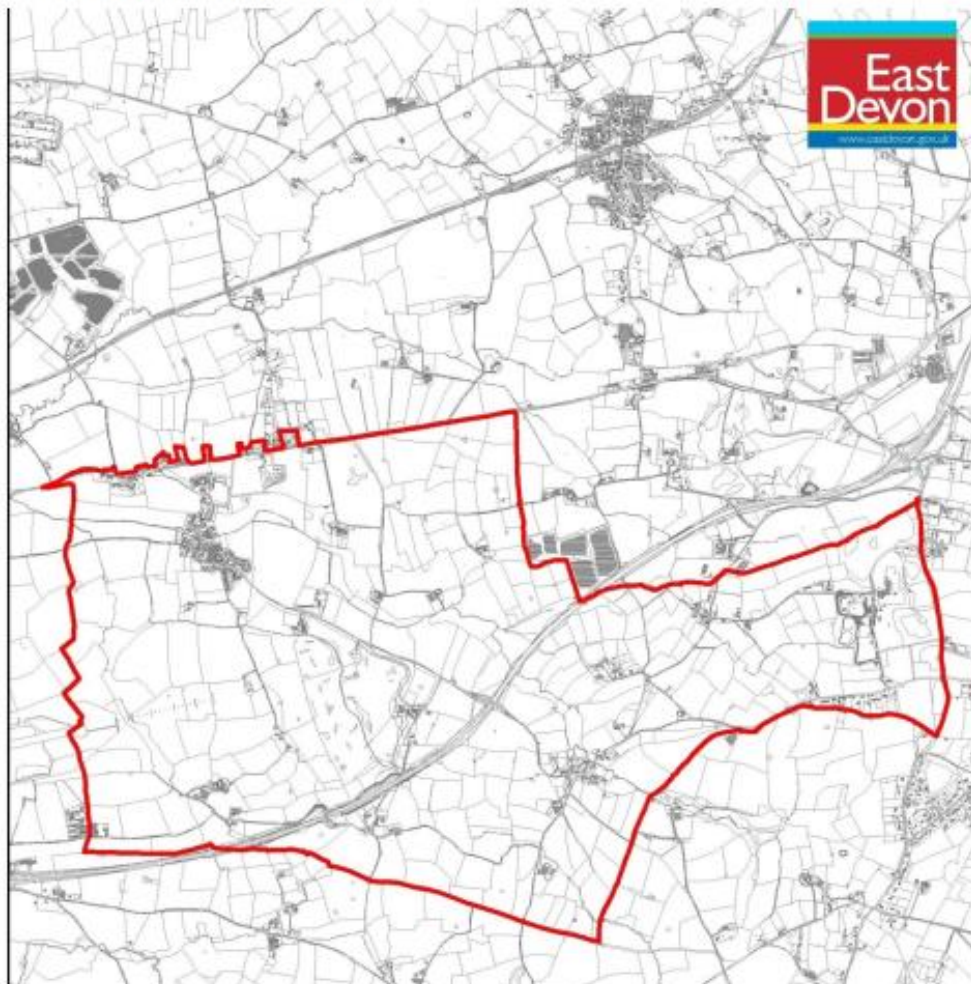
Signed [Redacted] Date 10th July 2014

**The Neighbourhood Planning (General) Regulations  
2012**

**Application for Designation of a  
Neighbourhood Area**



**We have received an application from Rockbeare Parish Council for the designation of the Parish of Rockbeare as a Neighbourhood Area.**



You can view the proposal on our website at: [www.eastdevon.gov.uk/planning-neighbourhood\\_plans](http://www.eastdevon.gov.uk/planning-neighbourhood_plans)

or by appointment with Rockbeare Parish Council

You can also view or make comments on this proposal by writing to us at Planning Policy, East Devon District Council, Knowle, Station Road, Sidmouth, Devon, EX10 8HL (8.30-5pm Mon-Fri). If you write to us your comments will be kept on a public file and they may be reproduced in writing or on our website.

**THE CLOSING DATE FOR COMMENTS IS 29<sup>th</sup> August 2014**

#### ROCKBEARE PARISH COUNCIL

#### COMMUNITY ENGAGEMENT STRATEGY

##### Introduction

Rockbeare Parish Council's community engagement activities have been brought together into one overarching strategy for the Parish and, as a result, we are aiming to better coordinate how we engage with all communities within the geographical area of Rockbeare parish - based on our belief that:

- All people within Rockbeare community should be involved in the decisions that affect them
- All people within Rockbeare community deserve high quality public services, shaped around their needs
- Parish council policies and strategies should reflect local priorities, requirements and aspirations.

This community engagement strategy recognises the diversity of our community, the importance of community capacity building and the need to provide appropriate opportunities for local people and the community to participate at whatever level they wish to influence service delivery, decision making and policy development.

Rockbeare Parish Council's vision: this strategy supports the council's vision of Rockbeare as:

- A parish that protects the outstandingly beautiful environment in which it is situated but is brave enough to embrace the best of what the modern world has to offer.
- A lifestyle that benefits from improving the living standards of its people.
- A community that enjoys a safe, secure and healthy way of life
- A caring community that provides for all its age groups.
- A community that takes every opportunity to help itself.
- In the face of changes to the traditional industries of farming and agriculture an outward looking community adopting new activities to sustain the economic viability of the area.
- engaging with material change plans e.g. the Airport and Cranbrook

It provides a focus for all engagement activities, policies and processes to align with the council's objectives to create an improved quality of life by working with people and partners, devolving decision-making and empowering individuals and communities to contribute and influence services.

##### What is the overall aim of the Community Engagement Strategy?

This Community Engagement Strategy aims to support strong, active and inclusive communities, who are informed and involved in decision-making and enable us to improve public services to enhance quality of life across Rockbeare Parish. By this we mean:

- strong communities, who can form and sustain their own organisations, bringing people together to deal with their common concerns
- active communities, where people are supported to improve quality of life in their own communities
- inclusive communities, where all sections of the community feel they have opportunities to be involved in decision-making and influence public services

##### What are our objectives?

The objectives below identify how we can contribute to the Council's vision and ensure that the Community Engagement Strategy delivers an effective and coordinated approach to community engagement for the benefit of all people and the diverse communities of Rockbeare Parish. We will:

- strengthen, develop and sustain opportunities for local people and groups to influence what happens in their communities



- provide opportunities for communities to shape and influence the development and delivery of quality services and policies that reflect local needs and priorities
- manage and coordinate engagement activities to ensure consistency, quality and partner participation and avoid duplication
- ensure that community engagement activities provide opportunities for participation for all sections of the community, particularly people and groups that are often missed out of community engagement activities
- listen to communities and ensure feedback to participants about the outcomes of consultation and engagement
- provide variety and flexibility and choice in community engagement activities
- listen and learn from our own and others' experience and share community engagement skills and knowledge of putting the citizen at the heart of decision-making.

### How will we achieve the objectives?

Detailed consideration will be given to all projects, proposals and policies to ensure we achieve our objectives set out above. Such decisions will be continually monitored and reviewed to ensure they are flexible and evolve to respond to the changing needs of our communities and community engagement activities.

Our priorities include:

- improving coordination and governance of community engagement activities, by the development of protocols, toolkits and frameworks that reach out and involve the community as a whole
- developing a web-based resource to engage consultation with the local community and wider interest community
- providing a regular surgery to make councillors and officers more accessible and inclusive
- developing measures to harness the views and opinions of people and groups who are often missed out of community engagement activities
- improve coordination with partners in engagement activities
- raise awareness of volunteering opportunities in the parish
- developing and enhancing skills and expertise in engagement and participation
- participating in local networks to share knowledge and experience of community engagement activities in other areas
- rolling out our community engagement strategy through councillors and others involved in community engagement activities.

### Who is this strategy for?

We recognise that the council alone cannot achieve the ambitions in this strategy. Everyone has a part to play in making this Community Engagement Strategy work, particularly:

- all Rockbeare residents and those with businesses in the parish or second homes or who visit this area
- elected members, who play a key role in delivering the aims in this strategy
- parish clerk and any staff or volunteers – everyone is involved in community engagement activity in various forms
- community and voluntary sector organisations, who provide local services, work directly with local groups and organisations and with members of usually excluded groups and represent the views of their sectors
- partners, by working with other organisations and partnerships to make sure that services across the city complement each other.

Rockbeare Parish Council seeks to work with other organisations, such as the police, universities, health service, and all groups outside and within the parish together with individuals from the community, voluntary and private sectors to make sure that engagement activities influence the future direction of the Parish.

We also know that we need to work with our local and visiting communities to encourage effective community engagement and ensure that processes are flexible and can be tailored to different groups and individuals in different areas of the Parish. We understand that sometimes people are reluctant to get involved and we will work with other partners to ensure that community engagement is as straightforward as possible and targeted appropriately.

#### **What has been achieved so far?**

- A parish plan is currently being produced, we intend to revisit this annually. Over the last five years there have been plenty of changes, challenges and achievements. This strategy builds on the many good examples of community engagement activity across the Parish. Some of these are mentioned below.
- Parish Training. We have worked with EDDC, DAPC and national/local organisations to ensure our key community activists, parish councillors and clerk are equipped with the knowledge and information they need.
- On the first Monday of each Month the parish councillors, chairman and clerk all attend either one of the village halls or the school hall for our monthly meeting at 7.30pm after which there is provision for parishioners to speak informally or confidentially on any matters that they have concerns about. This evening 'surgery' either side of the meeting also allows people to inspect planning applications, ask questions and get to know their councillors.
- Rockbeare Parish Council has and will continue to work with the other parishes in our locality and our county and district councils to be involved in the planning and design process of the new community at Cranbrook.
- We fully support local initiatives to promote local produce. We support local businesses to allow more people to become engaged in local activities and where possible bring people together to raise awareness of such local provision and share skills, highlight other outlets and forge new relationships.
- Community development. We actively pursue whatever funds are available to target action on enabling community capacity building and community engagement, with a particular emphasis on promoting equality and diversity and involving communities in plans or changes for their area.
- Working with and supporting the parish Youth Group, Village Hall committee, Church and the school as well as other local groups such as the Flood defence group and parish plan team.
- Actively supported the provision of play areas, allotments, parish field, and a parish magazine as well as offering a parish website.

#### **What do we mean by community engagement?**

Community engagement can mean different things to different people, different communities and different services and situations. We have designed our Community Engagement Strategy to ensure that we can provide the most appropriate means for people and communities to be involved and give feedback. The various means of community engagement are:

- **Information** supports all types of community engagement and keeps people informed about such things as decisions, services and local events (e.g. Parish Council newsletter with all local information. The Parish Council's website is accessible, and it includes local information and useful links).
- **Consultation** can be used when there is a decision to make about something or when there are a number of choices about the details (e.g. parish plan, questionnaires, newsletter feedback, Council website).
- **Attending meetings.** This is when members of the public are welcomed and encouraged to attend any parish council meeting (such dates and times of meetings are posted on the Rockbeare Parish Council notice board, Rockbeare website or can be obtained from the Clerk – 01823 681138) to put forward their concerns, suggestions or offer assistance within the 'Public Questions' section of the meeting. Or alternatively people can attend the Annual Parish Meeting and take part.
- **Comment.** Everyone resident, second home, visitor or partner is welcome to put forward their thoughts, ideas, concerns, criticisms or worries by telephone, email or written and the parish council will consider and respond to such.



Every type of involvement is important in the community engagement process and different methods will be used depending on the activity and circumstances. Sometimes it may be appropriate to inform or consult on some activities, while at other times we will seek to involve communities and individual in much greater depth. Our aim is to work towards devolved decision-making and supporting independent community initiatives wherever possible and to demonstrate where this type of community engagement activity can make genuine improvements to services.

### **What are our community engagement standards?**

In all of our engagement activities we will:

#### **Co-ordination & Partnership**

- co-ordinate community engagement activities, with the parish council and partners, to avoid duplication and 'consultation fatigue', caused by too much consultation and too little action and feedback
- provide leadership, to ensure that community engagement influences services and plans.

#### **Access & Inclusion**

- ensure that we take into account particular needs and overcome any difficulties participants may have to enable them to participate
- involve communities that are usually excluded
- ensure that there is equal access to services, and that services meet the needs of all communities
- ensure adherence to health and safety regulations

#### **Clarity of Purpose**

- only use community engagement and consultation processes when there is a real opportunity for people to influence and change decisions and services
- be open and honest about the aims of community engagement activity and what it hopes to achieve
- ensure that community engagement activities are realistic and that expectations are not raised unnecessarily
- have clear processes to feedback on community engagement activity and outcomes and give reasons if unable to deliver on expectations
- ensure participants know what they are agreeing to take part in and how the information will be used

#### **Confidentiality**

- ensure awareness of confidentiality issues in community engagement activities, with particular regard to the Freedom of Information Act (Confidentiality issues will be adhered to, within the constraints of legislation)

#### **Integrity**

- ensure that community engagement activities are voluntary, and that participants can withdraw at any time
- ensure that information obtained from community engagement activities is honestly interpreted
- ensure that the rights and dignity of all participants are respected at all times
- respect the rights of participants to decide how much to reveal about themselves
- give careful consideration to activities, information and questions to ensure that they do not offend, cause distress or embarrassment

#### **Visibility**

- ensure that those most directly affected by plans and decisions are aware of opportunities for community engagement
- engage with key stakeholders and/or representative groups in advance of specific community engagement activities – to provide advance warning and to seek views on the most effective means of publicity

### How will we measure our achievements?

It is important for us to know whether we are achieving our vision for this Community Engagement Strategy and we welcome any feedback and will openly and honestly consider such and feedback to any such communication.

This strategy will be reviewed annually, and due consideration given to any amendments suggested or required.

Who is responsible for this Community Engagement Strategy?

This strategy supports co-ordinated community engagement and consultation activities – the key to successful implementation of the strategy is effective management and governance. The following structure provides a governance framework for this Community Engagement Strategy.

The Elected Members will actively work to enhance community engagement activity in council decision-making.

The Parish Clerk is responsible for overseeing the development and implementation of the strategy.

#### Rockbeare Neighbourhood Plan

#### Community Engagement Programme

**(NB. The outline proposal has been framed within the context of the approved Rockbeare Community Engagement Strategy 2011)**

#### Background

The neighbourhood planning legislation places an obligation on the body responsible for preparing the Neighbourhood Plan to ensure that an extensive and inclusive programme of community engagement takes place. A report needs to be submitted, as a supporting document to the Neighbourhood Plan, that shows how, when and where local people and businesses were 'engaged' in the neighbourhood planning process and what the outcome was.

The Rockbeare Project Plan has earmarked four main consultation points during the plan-making period that are the responsibility of the Parish Council and its Steering Group to deliver:

- C1** – *publicise intention, recruit helpers* – on-going
- C2** – *'survey' of local opinions and aspirations* – November 2016
- C3** – *consult on vision & objectives* – June/July 2016
- C4** – *consult on draft plan* – January/February 2017

#### Key Stages

#### **C1 – The Launch**

##### Purpose

To ensure that the community is aware that neighbourhood planning is taking place and understands:

- What will be produced
- The process and timetable
- How and when the community will be consulted
- Who is on the Steering Group and what they do
- How they as individuals can get involved

##### Method

Many parishioners will have been made aware of the Parish Council's intentions via:

- The minutes of the Parish Council – published on the website
- The notice published by East Devon DC stating that they had received an application from the Parish Council to designate the Parish as a neighbourhood area

The whole Parish was made aware of neighbourhood planning getting started in earnest via a Questionnaire that included an introductory explanation of the process and timetable.

A Neighbourhood Plan website will be used to answer the basic questions, provide details of what has been done and identify what is ahead and any help that is needed.

Timetable: The area designation application notice was published by East Devon DC in July 2014. The neighbourhood area was approved in September 2014.

The Launch Leaflet was distributed to all households during November 2015.

The website will be fully operational by May 2016.

## **C2 – The Survey**

### Purpose

The purpose of this early consultation was:

Gain some understanding of *“the main issues of local residents so as to help shape the plan”*.

Apart from asking people on a topic by topic basis *“what is important?”*. The questionnaire also made a call for volunteers and asked, *“would you be willing to be part of a Steering Group or a small working group to do detailed work on the key issues?”*

The community was told that the response from the questionnaire *“will be presented at a number of open meetings. Feedback from these meetings will form the basis of the draft plan which will then be available for final consultation.”*

Timetable: The Questionnaire was distributed in November 2015. The deadline for returns was the 30<sup>th</sup> November 2016. A report on the findings from the survey has been prepared and considered by the Steering Group in March 2016.

## **C3 – The Consultation**

### Purpose

- To share the response from consultations and surveys to date
- To share the main findings and conclusions from the evidence base
- To test our conclusions on the bigger issues and main themes
- To encourage and facilitate debate where it is need
- To share a draft vision and objectives for the Rockbeare Neighbourhood Plan
- set out the themes and priorities for neighbourhood planning policies
- seek reaction/endorsement of the vision and objectives
- invite suggestions for specific planning policies

### Suggested Method

The most common ‘vehicle’ of this stage of consultation is an exhibition. The Parish Council has made a commitment to holding open meetings.

It is suggested that a 2 or 3-day drop-in event a way of accommodating both approaches. Exhibition boards would present the main findings and invite attendees to leave comments or indicate support for the draft proposals. Members of the Steering Group should be present to explain and record any views/ideas expressed.

A leaflet to every home and business could present the headlines as well as invite people to ‘drop-in’ at their convenience. The website could also be used as a conduit for information and comments.

Timetable (provisional): June and July 2016, before the schools’ break-up.

## **C4 – The Draft Plan**

### Purpose

The Parish Council has a statutory duty (Regulation 14) to ensure that consultation on the draft Neighbourhood Plan takes place for at least 6 weeks and everybody has an opportunity to see and/or hear what it contains, and to comment on it.

### Suggested Method

It is suggested that:

- The draft Plan is available to read on-line and a link sent by email to all those on the consultation email list
- A hard copy of the draft Plan should be placed on deposit for public viewing in suitable locations around the Parish
- A summary leaflet is distributed to every household
- The Plan’s purpose and policies is featured in the Rockbeare Roots newsletter and on the website

Following the sad demise of Rockbeare Roots, a magazine that for years had kept the people of Rockbeare up to date with the news in and around the village. It was felt by the Parish Council that a mechanism to inform the local population of happenings that are important to them was still needed and hence this Newsletter is our first attempt. This issue centres around the recent activities of Rockbeare Primary School, news from St Mary with St Andrew's Church, news from Rockbeare Village Hall Committee and Parish council minutes.

It is intended that this Newsletter is published and distributed quarterly so other organisations can distribute their information via this device by sending their 'copy' to [markjreadman@aol.com](mailto:markjreadman@aol.com). The next Newsletter will come out in January 2016 so send your contributions for consideration by 10th January 2016.

It is an important time for this village with the growth of Cranbrook, several speculative Planning Applications in and adjoining our Parish, the need to protect the 'Green Wedge', flood prevention planning and the production of a Neighbourhood Plan all issues currently facing us at the moment. So if you want to find out more read the Parish Council Minutes in this newsletter or come along to the monthly Parish Council meetings.

### **Neighbourhood Plan**

What is a Neighbourhood Plan, why should I fill in the Questionnaire?

An agreed Neighbourhood Plan is prepared by the Parish Council and takes into account the views of local residents. We have already approval from East Devon DC to the area to be covered by this Plan (the whole parish), and when approved it will form part of the statutory development plans for the area. This will enable the PC and EDDC to support, amend or control development in the Parish for the next 15 years. Hence it is important to gain the views of all residents so that these views can be considered when formulating our plan.

Please take a short amount of time to fill in the questionnaire, your views are important to your Parish Council.

**ROCKBEARE PARISH COUNCIL  
NEIGHBOURHOOD PLAN QUESTIONNAIRE**



**1200 HOMES TO BE BUILT TO THE SOUTH OF THE LONDON  
ROAD NEAR ROCKBEARE?**

**GREEN WEDGE TO BE DEVELOPED?**

**GYPSY & TRAVELLERS SITE IN THE PARISH**

**CYCLE PATH TO LINK CRANBROOK TO DAISY MOUNT VIA  
ROCKBEARE, MARSH GREEN AND ALLERCOMBE?**

**IMPROVED SPORT AND LEISURE FACILITIES?**



## ROCKBEARE PARISH COUNCIL NEIGHBOURHOOD PLAN QUESTIONNAIRE

Q: What is a Neighbourhood Plan?	A: Neighbourhood Plan gives the community the ability to make plans for their own area. It takes into account the views of local residents and will form part of the statutory development plans for the area with significant legal power to support, amend or control development in the Parish for the next 15 years.
Q: What are the steps?	A: Consult, create Draft Plan, feedback, Final Plan, approval by independent inspector, vote and adopt if more than 50% are in favour.
Q: How long does it take?	A: Normally 12-24 months.
Q: Why a questionnaire?	A: It is vital to get a plan which covers the main issues of local residents. The results will be used to help shape the plan which will be presented at a number of open meetings. Feedback from these meetings will form the basis of the draft plan which will then be available for final consultation.
Q: How does the Plan get adopted?	A: The Plan will be checked by an independent inspector and if approved the community will vote in a referendum in 2016. If over 50% of those voting are in favour then it will be adopted as a legal document.
Q: I want to know more?	A: Please contact the Parish Clerk, Mrs Judy Morris via email <a href="mailto:rockbeareclerk@btinternet.com">rockbeareclerk@btinternet.com</a>
Q: How can I help?	A: By completing the questionnaire.

**PLEASE COULD YOU SPARE 10 MINUTES ANSWERING A FEW QUESTIONS TO MAKE SURE THAT YOU HAVE YOUR SAY IN THE FUTURE OF THE PARISH.**

**THIS IS THE FIRST STAGE IN THE PROCESS AND THERE WILL BE OTHER OPPORTUNITIES TO COMMENT ON THE DRAFT PLAN BEFORE IT IS FINALISED**

**Completed forms to be returned by 30 November 2015 using one of the following methods:**

- **Posted back in the envelope provided**
- **Handed in at Rockbeare Primary School**
- **Delivered to Cllr David Mason at ~~Waybrook~~, Marsh Green**
- **OR scan and email to: [rockbeareclerk@btinternet.com](mailto:rockbeareclerk@btinternet.com)**

**\* Only named and addressed forms will be entered in the prize draw (else we won't know who has won)**

## ROCKBEARE PARISH COUNCIL NEIGHBOURHOOD PLAN QUESTIONNAIRE

**About you** (we need to know this to ensure we get a good representation of views)

Name (required to enter free prize draw): .....

Address (required to enter free prize draw): .....

Do you live in Rockbeare parish? Yes / No

How many years have you lived here (please circle one)

under 3      3 to 5      6 to 10      11 to 20      21 to 30      over 30

Postcode:

What is your age group (circle one)

under 18      18 to 30      31 to 45      46 to 60      61 to 75      over 75

**NOTE:** The information you have provided will be used solely to allow Rockbeare Parish Council to compile statistical information, provided that no statistical information that will identify you as an individual will be published. . The information will be kept securely, it will not be passed to any other organisation and will be kept for no longer than necessary

**What is important? What areas do you want The Plan to cover?**

(Please tick one box and provide more details)

### HOUSING DEVELOPMENT

Very important ☐      Important ☐      Not important ☐

Please give some more details of what you want:

e.g. "location, type, numbers, more affordable housing, no more agricultural land to be developed, etc."

### PROTECTION OF VILLAGE IDENTITY

Very important ☐      Important ☐      Not important ☐

Please give some more details of what you want:

e.g. "maintain existing village boundaries, more events at the village hall, etc."

### PROTECTION/EXPANSION OF GREEN WEDGES

Very important ☐      Important ☐      Not important ☐

Please give some more details of what you want:

e.g. "maintain existing, add additional, reduce existing, etc."

## ROCKBEARE PARISH COUNCIL NEIGHBOURHOOD PLAN QUESTIONNAIRE

### PROVISION OF A GYPSY / TRAVELLER SITE

Very important ☐

Important ☐

Not important ☐

Please give some more details of what you want: e.g. *"location, facilities and size"*:

### IMPROVING ROADS AND PAVEMENTS

Very important ☐

Important ☐

Not important ☐

Please give some more details of what you want: e.g. *"locations and ideas"*:

### IMPROVING CYCLEWAYS AND FOOTPATHS

Very important ☐

Important ☐

Not important ☐

Please give some more details of what you want: e.g. *"locations and ideas"*:

### FLOOD ALLEVIATION

Very important ☐

Important ☐

Not important ☐

Please give some more details of what you want: e.g. *"locations and ideas"*:

### IMPROVING RECREATIONAL AND SPORT FACILITIES

Very important ☐

Important ☐

Not important ☐

Please give some more details of what you want: e.g. *"locations and ideas"*:

### IMPROVING PUBLIC TRANSPORT

Very important ☐

Important ☐

Not important ☐

Please give some more details of what you want: e.g. *"types and ideas"*:

We need volunteers to help develop the Plan. Would you be willing to be part of a Steering Group or a small working group to do detailed work on the key issues? Yes/No

**Please tell us what improvements you would like to see to services, or any new services which you think are needed:**

**Thank you for completing the questionnaire!**  
**Free prize draw for "Jack in the Green" vouchers for returned forms**  
**Please return by 30 November 2015**



ROCKBEARE  
PARISH COUNCIL

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Web: [www.rockbeareparishcouncil.co.uk](http://www.rockbeareparishcouncil.co.uk)

13<sup>th</sup> March 2016

#### **Neighbourhood Plan Steering Group**

Dear

In November 2015 you kindly responded to the Rockbeare Parish Council Neighbourhood Plan Questionnaire and indicated that you may be willing to be part of a Steering Group to aid the development of this plan. The Steering Group is now beginning to be formed and I will be Chairing this group with the aim of producing a Neighbourhood Plan for adoption early in 2017.

The Neighbourhood Plan is **‘a community led framework for guiding the future development, regeneration and conservation of an area’** (Rockbeare Parish) and its development will mean the formal planning policy for our area is in place and protected by law. As a result, producing the plan gives us a real opportunity to shape and protect our local area.

The preparation of the plan will take 4 stages and in total should take 1 year to complete:

1. Seeking Information
2. Establishing a shared Vision
3. Sharing the draft plan
4. Seeking Approval (through referendum)

Initially we are looking for assistance in the seeking information phase which should take place over the next 3 months but also we shall need help with administration, communication, marketing activities.

The information gathering exercise will cover areas such as Natural Environment, Built Environment, People and Housing, Business and Jobs, Transport and Community and Recreation Services and thus expertise or experience in any of these areas would be a plus.

We plan to commence the Steering Group at a meeting to be held in the coming weeks and thus if you would still like to be involved we will be carrying out the evidence gathering part of this exercise in the coming weeks.

The total commitment in time should not be considerable and is centred on the information gathering phase. Please indicate your interest by contacting me via my email address and sending me your full contact details including full name, address, telephone number, mobile telephone number and email.

I look forward to getting this essential task underway and working with you in the near future.

Sincerely

Mark Readman

Chairman Rockbeare Parish Council Neighbourhood Plan Steering Group

# ROCKBEARE PARISH NEWSLETTER

## MAY 2016

### **Neighbourhood Plan Underway**

Your Neighbourhood Plan incorporating suggestions submitted in the completed questionnaires from last November is underway. The Parish Council has formed a Neighbourhood Plan Steering Group to undertake the development of the Plan and is very thankful to the small group of Parishioners who have taken on the task.

The first stage of the Neighbourhood Plan involves the building of an evidence base on which to build the eventual Neighbourhood Plan. The evidence being gathered will be from existing sources such as Parish Plans, transport plans, Census materials and the like. This will be combined with the views of Parish members and any documents relating to the future prosperity and development of the neighbourhood. Once gathered a Local Evidence Report will be written and this document will form the basis of the vision and aims of the Neighbourhood Plan. All parish members will be invited to comment on our collective vision and aims at consultation events to be held later this year.

# ROCKBEARE PARISH NEIGHBOURHOOD PLAN EXHIBITION!

Come along and have your say  
about the future of the parish

**Wednesday 9th November**  
Marsh Green Village Hall 2pm – 7pm

**Friday 11th November**  
Rockbeare Village Hall 2pm – 7pm

**Saturday 12 November**  
Rockbeare Village Hall 10am – 2pm



## Appendix 10 of Part 1

### Aims and Objectives Consultation Publicity

#### *Rockbeare Parish Newsletter - September 2016*

##### **Neighbourhood Plan Update**

The Rockbeare Neighbourhood Plan is being developed by a Neighbourhood Plan Steering Group, comprising representatives from the local community and members of Rockbeare Parish Council. The Steering Group has been following a sequential planning process and timetable set out in an approved Project Plan. The Project Plan is due for review and up-dating. Given progress to date, it is possible that a draft Plan may be ready for community consultation by the spring of 2017.

The Steering Group has spent much time considering the issues and opportunities facing the communities of the Rockbeare area today and into the future. It has carried out consultations with those who live in the area and invited contributions from the business community, local voluntary and community groups, those bodies and agencies that provide services within the neighbourhood area and those that are regarded as 'stakeholders'.

Following thorough review of all inputs the steering group has a number of aims and objectives that it would like the local community to comment on and either approve and object. With this in mind the Steering group will be holding 2 days of presentations of evidence gained to date along with draft aims and objectives. These will be put on display in both Rockbeare and Marsh green village halls in early October. All Rockbeare Parish residents will be informed of these dates when they are confirmed.

In the meantime, the evidence Report which forms the basis of the Neighbourhood Plan will be put onto the Parish Council website in the coming week. This can be viewed at [www.rockbeareparishcouncil.co.uk](http://www.rockbeareparishcouncil.co.uk)

#### *Rockbeare Parish News – December 2016*

##### **Neighbourhood Plan Update:**

Thank you to the 116 Parishioners who attended the 3 Neighbourhood Plan Exhibitions at Marsh Green and Rockbeare Village Halls during November. The exhibitions demonstrated that there is considerable support for most of the draft objectives proposed by the Neighbourhood Plan Steering Committee. The next step is to formulate a plan based on all the evidence gathered and consultations made to date. This plan will be then submitted to East Devon District Council for their consideration. The results of our exhibitions along with Local Evidence Report and Strategic Context Report which sets out the issues and parameters in the surrounding areas which affect our Parish can all be found on the Parish Website [www.rockbeareparishcouncil.co.uk](http://www.rockbeareparishcouncil.co.uk)

## Appendix 11 of Part 1

### 1st Consultation Version - Publicity

*Rockbeare Parish Newsletter March 2017*

#### **Neighbourhood Plan Update:**

We are at the point in the development of the Neighbourhood Plan that the first initial draft will be available for viewing and comment. During the week commencing the 26<sup>th</sup> March the 1<sup>st</sup> Circulation Version of the Neighbourhood Plan will be available on the Parish Council Website

[www.rockbeareparishcouncil.co.uk](http://www.rockbeareparishcouncil.co.uk). Please take the time to read this document and feedback all comments whether supportive or not to Cllr Mark Readman email [markjreadman@aol.com](mailto:markjreadman@aol.com). Comment to be received by Sunday May 14<sup>th</sup>.

## **Your Neighbourhood Plan Needs More Comments!**

Dear Rockbeare Parish Members,

We have received a positive response to the draft Neighbourhood Plan from the planners at East Devon District Council.

**However, two of our draft policies are a cause of concern to the local planning authority:**

- Our intention to restrict development in the area between London Road and Rockbeare village (the 'Green Wedge')- **Policy Ref:Rock06**
- Our restrictions to the scale and limits of development in Rockbeare village and Marsh Green - **Policy Ref: Rock07.**

Before we reply to the local planning authority, we need your comments on these two issues to find out if you 'agree' or 'disagree' with our draft policy.

**You can view the draft policies in full, and the whole Neighbourhood Plan, by visiting the Parish Council website at:**

**<http://www.rockbeareparishcouncil.co.uk/RockbearePC/Default.aspx>**

**Your views on these two policies and any others in the draft Neighbourhood Plan are welcomed. Please respond before the end of June!**

**A short survey can be found on the reverse of this leaflet, with a Freepost address.**

**Please complete and return this short survey**

**Q1: Keeping a 'Green Wedge' between Rockbeare village and Cranbrook is:**

Very Important	Important	Undecided	Unimportant

**Q2: Restricting development in the area between Rockbeare village and London Road to that needed for the purposes of farming, or minor extensions to existing dwellings or businesses is:**

Appropriate	Too Restrictive

**Q3: Small scale residential development on large garden plots or to fill gaps within the existing settlement area:**

	Acceptable	Unacceptable
In Rockbeare village is:		
In Marsh Green is:		

**For your views to be taken into account you must provide the following:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Post Code: \_\_\_\_\_

**Please fold and secure this form and return to:**

## Appendix 13 of Part 1

### Rockbeare Parish Newsletter – July 2017

#### Neighbourhood Plan Update:

Our thanks to the 114 parish members who took the time to fill in the latest Neighbourhood Plan questionnaire and send it back. The results are as follows:

#### Neighbourhood Plan Questionnaire Results

380 copies of questionnaire delivered to Parish delivery team on 15<sup>th</sup> June 2017. 3 weeks were given for completed questionnaire to be returned using Freepost address

114 Questionnaire returned meaning a return rate of at least 30%

#### Results:

Q1 Keeping a 'green wedge' between Rockbeare Village is:			
Very important	Important	Undecided	Unimportant
112 (98%)	0	0	2 (2%)

Q2: Restricting development in the area between Rockbeare village and London Rd to that needed for the purpose of farming, or minor extensions to existing dwellings or businesses is:	
Appropriate	Too Restrictive
111 (97%)	3 (3%)

Q3: Small scale residential development on large garden plots or to fill gaps within the existing settlement area:			
		Acceptable	Unacceptable
All	In Rockbeare village is:	72 (65%)	39 (35%)
All	In Marsh Green is:	74 (68%)	35 (32%)
From Marsh Green only	In Marsh Green is:	10 (56%)	8 (44%)

As you can see from the above results the strength of feeling towards keeping the 'green wedge' and restricting development in the area between Rockbeare village and London Rd is very positive with 98% and 97% respectively voting for these options. Hence the policies will definitely form part of the Neighbourhood Plan put forward to East Devon District Council.

There was support (65%) for small scale developments on large garden plots or infill sites within Rockbeare village boundaries and in Marsh Green (75%) as well. However, in the case of Marsh Green those who responded from Marsh Green addresses were less in favour (only 56%). This means that the Neighbourhood Plan Steering Group took the decision to define the Rockbeare boundaries for planning purposes but not do this in the case of Marsh Green which will continue to be treated as 'Countryside'

Full results including additional comments are available from Parish Council website:

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## Appendix 14 of Part 1

Written Response to 1<sup>st</sup> Consultation Version – May-June 2017

Respondent:	Response:	SG Reaction:
PCL Planning on behalf of Waddeton Park Ltd 15 <sup>th</sup> May 2017	<p>We have concerns that as currently drafted, the Neighbourhood Plan fails to meet the above basic conditions. Specifically, we are concerned that that the document takes an overly restrictive approach to development, contrary to national policies set out in the Framework, that the document does not conform with the recently adopted East Devon Local Plan and fails to have regard to the emerging Cranbrook Development Plan.</p> <p>As set out in the earlier representations, it is clearly acknowledged that the growth needs of Cranbrook cannot be accommodated within the Cranbrook Plan Area without utilising land within Parishes where a Neighbourhood Plan was proposed. Excluding such land would be an entirely artificial constraint preventing sustainable development to meet the growth needs of the area.</p> <p>The preparation of the Cranbrook Development Plan is underway and intends to establish in detail how the future expansion of Cranbrook will take place. Out of the four potential options presented in the document, two involved development to south of London Road within the Rockbeare Neighbourhood Plan area. These options are being presented in the document because there are logical reasons and strong arguments for allowing development to occur to the south of London Road which would benefit from good connection to the new town centre and the proposed country park to the south. our client's land immediately south of London Road could be developed in a sympathetic manner to ensure that there are no adverse impacts, particularly in relation to landscape, heritage and ecology.</p> <p>The Parish of Rockbeare is considered to be within the West End. The Parish Area includes a very large area of land in particular to the north which is remote and not connected visually or in character to the village. This area of land has been identified in the draft Cranbrook Plan as being suitable for development and the Neighbourhood Plan should, in our view, recognise this.</p> <p>We remain committed to working with the local community to bring forward these plans</p>	<p>The matter raised relates to the strategic matters to be determined by the LPA. Rockbeare PC is a willing consultee with the Cranbrook Development Plan. It will endeavour to ensure that the current views of the parishioners of Rockbeare are fully taken into account.</p>
PCL Planning on behalf of Waddeton Park Ltd 15 <sup>th</sup> May 2017	<p>Paragraph 7.8 of the draft NP states that:  <i>"part of the Parish to the west of Rockbeare has been designated in the Local Plan as part of the Clyst Valley Regional Park. Specifically, it is being viewed as SANGS (Suitable Alternative Natural Greenspace) to compensate for the loss of greenspace because of Cranbrook's development"</i></p> <p>This is not correct. The provision of SANGS is to provide alternative natural greenspace for use by the new residents as compensation for perceived impacts resulting from an increased local population on the two local European designations. The adopted East Devon Local Plan requires the delivery of SANGS within the Parish area.</p>	<p>Point accepted revise text in draft NP</p>
N Ogilvie EX5 2EG 18 <sup>th</sup> June	<p>New homes are essential but not to the detriment of everyone.</p> <p>We still continue to build on greenfield rather than brownfield sites. Acres of agricultural land is being lost.</p> <p>There are very few houses within Rockbeare that would lend themselves as garden plots and only few more in Marsh Green.</p> <p>So much development gives little thought to peoples' needs e.g. insufficient car space when public transport isn't easy to access.</p> <p>Medical facilities are in short supply.</p> <p>There is nothing wrong with well-designed apartment blocks.</p>	<p>Points noted</p>
Clarke EX5 2HH	<p>Keep the village as a village</p>	<p>Point noted</p>
Walker EX5 2EG	<p>Maintain footpaths</p>	<p>Point noted</p>
Andrew EX5 2LW	<p>As long as development is for extension or individual development on private land</p>	<p>Point noted</p>



**Neighbourhood Plan Update:**

**Important Notice**

The Rockbeare Neighbourhood Plan has been prepared by a working group of volunteers on behalf of Rockbeare Parish Council. It is the product of much research, community surveys, consultation and discussion. It represents a shared vision for the area. Its purpose is to help realise that vision by shaping development and growth of the local area. The Neighbourhood Plan should ensure that we get the right type of development in the right place.

We must adhere to national planning policy and conform to the strategic policies of the East Devon Local Plan. Beyond that, we are free to set the neighbourhood planning policies that we feel are necessary. The policies in this Pre-submission version of the Plan are those that the community feels are necessary to inform development decisions in the best interests of the parish of Rockbeare, its community and its sustainable development.

In accordance with Regulation 14, we invite comment on this Pre-Submission Version of the Rockbeare Neighbourhood Plan. All comments received during the statutory 6-week period will be considered and may result in amendments being made to the Plan before it is submitted to the local planning authority.

**The Pre-Submission version of the Neighbourhood plan can be found on the home page of the Parish Council website. [www.rockbeareparishcouncil.co.uk](http://www.rockbeareparishcouncil.co.uk) Please take time to read it and make your comment either positive or negative using the form provided on pages 2 and 3 of this Newsletter. This is your last chance to comment so do not miss this opportunity!**

Mark Readman

Chair, Rockbeare Neighbourhood Plan Steering Group

## Appendix 16 of Part 1

### Comment Form for Neighbourhood Plan (Regulation 14 Consultation)

#### NEIGHBOURHOOD PLAN COMMENT FORM

All information is available online at: [www.rockbeareparishcouncil.co.uk](http://www.rockbeareparishcouncil.co.uk)

#### ROCKBEARE PARISH NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION

OFFICIAL USE ONLY  
DATE REC'D:

23<sup>rd</sup> October 2017 – 4:00pm, 4<sup>th</sup> December 2017

*The information you provide will be held on a database and used to assist in the preparation of planning documents.*

*The information will be used in accordance with the Data Protection Act ((1998).*

*Your name and comment will be publicly available for any other person to inspect.*

We regret that we are unable to process any responses supplied without contact details.

Please tick as appropriate:

Responding as an Individual		
Responding on behalf of an Organisation		<i>Organisation:</i>
Agent Responsible on behalf of a Client		<i>Client:</i>

Please complete in BLOCK CAPITALS

		Agents details (if applicable)	
NAME:		NAME:	
JOB TITLE/DEPT:		JOB TITLE/DEPT:	
ORGANISATION:		ORGANISATION:	
ADDRESS:		ADDRESS:	
POST CODE:		POST CODE:	
EMAIL:		EMAIL:	

Please return to the Parish Clerk  
By email: [clerk@rockbeare.eastdevon.gov.uk](mailto:clerk@rockbeare.eastdevon.gov.uk)

Comments must be received no later than 4:00pm  
On Monday 4<sup>th</sup> December 2017  
*Comments received after this time may not be considered*

By post: The Parish Clerk, Rockbeare Parish Council  
Victoria Advent House, Station Approach, Victoria, Roche, Cornwall, PL26 8LG

Please tick/complete as appropriate

Do you wish to:

Comment	
Support	
Object	

Is your comment:

General	
Specific	

If your comment is specific, to which Section/Policy does it refer?

Please make your comments here and indicate any changes you are seeking. Additional sheets may be attached to this form:

Letter and Response Form regarding Draft Neighbourhood Plan (Regulation 14 Consultation)  
sent to Local Groups and Organisations

## Rockbeare Neighbourhood Plan

Pre-Submission Consultation  
from 23<sup>rd</sup> October 2017 to 4:00pm, 4<sup>th</sup> December 2017

Dear Consultee,

A Steering Group on behalf of Rockbeare Parish Council has been preparing a Neighbourhood Plan for the Parish.

Once complete the Neighbourhood Plan will form a material consideration in the determination of planning applications within Rockbeare Parish alongside the East Devon Local Plan.

As part of the preparation of a Neighbourhood Plan we are required to carry out a 6-week consultation with the community and those with an interest in the Parish to meet the requirements of Regulation 14 of the Neighbourhood Planning Regulations 2012 and the Localism Act 2011.

Rockbeare Parish Council is therefore seeking your views and comments on the Pre-Submission Version of the Rockbeare Neighbourhood Plan – available on Parish Council website home page.

Rockbeare Neighbourhood Plan can be viewed online at:

<http://www.rockbeareparishcouncil.co.uk/RockbearePC/UserFiles/Files/Rockbeare%20Neighbourhood%20Plan%20Pre-Submission%20Version%20Oct17.pdf>

Alternatively printed copies are available to be viewed at the following locations:

St Mary's Church Rockbeare

Rockbeare Primary School

Written comments on the Plan, using the Comment Form can be returned by hand/post to Clerk to the Parish of Rockbeare, Victoria Advent House, Station Approach, Victoria, Roche, Cornwall, PL26 8LG or by email to: [clerk@rockbeare.eastdevon.gov.uk](mailto:clerk@rockbeare.eastdevon.gov.uk) to arrive by the deadline, of 4:00pm, 4<sup>th</sup> December 2017. An on-line version of the Comment Form is available alongside the Plan on the website.

Yours faithfully,

Mark Readman  
Rockbeare Parish Councillor  
Chair, Rockbeare Neighbourhood Plan Steering Group

## Appendix 18 of Part 1

### Summary of Community Response to Regulation 14 Consultation

Ref. No.	Respondent	Comment	NPSG Reaction/Decision
		<b>General</b>	
7	PCL On behalf of Waddeton Park Ltd	<p><i>Before making specific comments on the content of the Pre-submission version of the RNP we wish to draw to your attention the following key elements of the legislation, national planning policy and guidance issued in respect of neighbourhood planning.</i></p> <p><i>In order for a draft Neighbourhood Plan to be put to referendum and be made, the Plan must meet a set of basic conditions. The basic conditions are set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act (1990) as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004 and) which include (where relevant):</i></p> <p><i>(a) Having regard to national policies and advice contained in the guidance issued by the Secretary of State, it is appropriate to make the order;</i></p> <p><i>(b) The making of the order contributes to the achievement of sustainable development; and</i></p> <p><i>(c) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</i></p> <p><i>Paragraph 16 of the National Planning Policy Framework (the "Framework") sets out that where communities engage with neighbourhood planning they should (where relevant):</i></p> <ul style="list-style-type: none"> <li><i>• Develop plans that support the strategic growth needs set out in Local Plans, including policies for housing and economic development.</i></li> <li><i>• Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local plan.</i></li> </ul> <p><i>Paragraph 184 of the Framework is also relevant and adds to paragraph 16, and in particular states:</i></p> <p><i>"Neighbourhood plans and orders should not promote less development than set out in Local Plan or undermine its strategic policies."</i></p> <p><i>Of particular relevance to the preparation of the Rockbeare Neighbourhood Plan is the emerging Cranbrook Plan Development Plan Document (DPD), which once adopted will form part of the development plan for the district alongside the East Devon Local Plan 2013 to 2031 (January 2016). Within the Government guidance on Neighbourhood Planning (published 6 March 2014) the following is stated (at Paragraph: 009 Reference ID: 41-009-20160211) in respect of how those preparing Neighbourhood Plans should respond to emerging Local Plans/DPDs:</i></p> <p><i>"Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:</i></p> <ul style="list-style-type: none"> <li><i>• the emerging neighbourhood plan</i></li> <li><i>• the emerging Local Plan</i></li> <li><i>• the adopted development plan</i></li> </ul> <p><i>with appropriate regard to national policy and guidance.</i></p> <p><i>The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.</i></p>	<p>Noted the respondent's belief that the NP needs to reflect the content of the Local Plan and the Cranbrook Plan and work positively and in synchronicity with them.</p> <p>Noted the respondent wishes the NP to allocate land belonging to Waddeton Park Ltd for development in the NP</p> <p>Noted Local Plan adopted January 2016</p>

		<p><i>It then goes on state with regard to the importance of a coordinated approach that:</i></p> <p><i>“The local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan. Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan.”</i></p> <p><i>In respect of situations where the Local Planning authority also intends to allocate land within a neighbourhood plan area the guidance also sets out (at Paragraph: 043 Reference ID: 41-043-20140306) that:</i></p> <p><i>“It (the LPA) should work constructively with a qualifying body to enable a neighbourhood plan to make timely progress. A local planning authority should share evidence with those preparing the neighbourhood plan, in order for example, that every effort can be made to meet identified local need through the neighbourhood planning process.”</i></p> <p><i>Strategic growth and planning positively for local development</i></p> <p><i>As required by legislation and the Framework, and emphasised in guidance, the RNP needs to consider the level of strategic growth directed to this part of the district by the East Devon Local Plan 2013 to 2031 (the “Local Plan”) and the emerging Cranbrook Plan so that it does not undermine the strategic policies and impede the delivery of the necessary amount of development set out in those documents. In fact it is also worthwhile to point out that the implications of the emerging Greater Exeter Strategic Plan (GESP), which will define the future growth of East Devon and neighbouring authorities up to 2040, should also be considered in respect of the RNP. Additionally, it is necessary for the RNP to plan positively to support local development. The Local Plan Strategy 12 identifies Cranbrook as a new main settlement within the district where a large proportion of the district’s housing requirement (around 6,300 homes) is to be directed. The location of Cranbrook has been selected as it is within the least constrained part of the district (and here is not within the East Devon AONB) and is well placed to provide good accessibility (both in terms of transport connections and access to jobs and services) for its residents. The future growth of Cranbrook is therefore the key element of the strategic growth for the district that needs to be delivered to meet local development needs.</i></p> <p><i>The emerging Cranbrook Plan is considering in detail how the level of development directed to Cranbrook can be delivered. The Preferred Approach version of the Plan (published 10/11/17) that is currently out for consultation identifies a substantial amount of development to the south of London Road and to the east of the Golden Pond restaurant. Also the earlier version of the Cranbrook Plan (Issues and Options) identified development to the west of the Golden Pond restaurant along the London Road frontage; it is our view that development here is also suitable (as opposed to other areas being proposed for development) and should be allocated for such in the Cranbrook Plan. This is because development here would not be in conflict with the Green Wedge policy in the Local Plan (Strategy 8), which states:</i></p> <p><i>“Within Green Wedges, as defined on the Proposals Map, development will not be permitted if it would add to existing sporadic</i></p>	
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		<p><i>or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.”</i></p> <p><i>A development to the south of London Road and to north of Rockbeare beyond the ridge as indicated by my client’s proposal for this land would not:</i></p> <ul style="list-style-type: none"> <li><i>• add to existing sporadic development;</i></li> <li><i>• be isolated development;</i></li> <li><i>• damage the individual identity of Rockbeare; or</i></li> <li><i>• lead to or encourage settlement coalescence.</i></li> </ul> <p><i>It is our view therefore that the current draft of the RNP does not respond appropriately to the strategic growth of Cranbrook identified in the Local Plan and the detail in the emerging Cranbrook Plan. Furthermore, the RNP fails to plan positively to support local development as required by the Framework. There is no specific requirement for housing identified and no sites for delivery of housing proposed. Indeed, the Communities and Local Government consultation document “Planning for the right homes in the right places” (September 2017) at paragraphs 94 to 100 sets out how there should be a clear focus on identifying need and level of housing provision within Neighbourhood Plan areas.</i></p> <p><i>The RNP therefore needs to be amended, to reflect the content of the Local Plan and the Cranbrook Plan and to plan positively, so that it can be in conformity with the development plan and satisfy the legislative and national policy requirements.</i></p> <p><i>As advised in the guidance, moving forward the preparation of RNP should be coordinated with the preparation of the Cranbrook Plan to give it the best chance of success at independent examination and to avoid the potential outcome of the RNP being overridden by the Cranbrook Plan should it be adopted afterwards. The RNP should therefore follow the preparation of the Cranbrook Plan from now on and the Parish should work closely with the LPA to ensure complementary plans. Also the implications of the emerging GESP should be considered as the RNP is advanced.</i></p> <p><i>Lack of provision for regional park</i></p> <p><i>The RNP ignores the Clyst Valley Regional Park policy in Local Plan (Strategy 10) and therefore does not make appropriate provisions to support the delivery of the Clyst Valley Regional Park as set out in the policy of the local plan. The RNP should therefore include a policy that identifies the land that will form part of the regional park. Please find enclosed a plan which indicates the land that we suggest should be allocated for this purpose.</i></p> <p><i>Our proposals</i></p> <p><i>As you are aware my client has drawn up proposals for development to the north of Rockbeare adjacent to London Road. As a reminder the mixed use proposals previously submitted in the outline planning application (reference 15/1825/MOUT) included the provision of homes alongside:</i></p> <ul style="list-style-type: none"> <li><i>• 25 hectares of Regional Park (including SANGS provision);</i></li> <li><i>• 5 hectares of public open space;</i></li> <li><i>• a Flood alleviation scheme;</i></li> <li><i>• an enhanced pond habitat area; and</i></li> <li><i>• a mixed use local/neighbourhood centre on London Road (including employment, retail and restaurant/cafe provision).</i></li> </ul> <p><i>Importantly for the village there are a number of benefits that relate to the proposal that is being promoted; the key ones being the proposed provision of SANGS/Clyst Valley Regional Park and a flood alleviation scheme.</i></p> <p><i>It is plain that if the detail of my client’s proposal was to be identified in the RNP then this would enable it to support the strategic growth of Cranbrook, plan positively for local development and be in conformity with the development plan.</i></p> <p><i>Concluding comments</i></p>	
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8	I Randall	<p>1. Need to Protect <b>Red line i.e. our Parish Boundaries at all costs/time.</b> Otherwise community infrastructure levy available would pass to another Parish/community, when the planned expansion is granted re Cranbrook i.e. building south of old A30.</p> <p>2. Parish Council Should work with: EDDC, large and small developers and other outside agencies. Especially regarding Cranbrook expansion which includes part of our parish</p> <p>3. There are big opportunities: For the community infrastructure levies and 106 monies. PC need a clear vision and embrace what is going to happen so that our village has the necessary infrastructure which will add value to Rockbeare. (Listed are a few examples which will add value to homes). A) most important and top priority alleviation of flooding through centre of village. B) create necessary water storage ponds in our flood plain up and down stream. C) Safe paths for children walking to school plus 'wasting' in roads where appropriate. D) Treasbeare proposals – make Parsons lane One way westward. Makes greater safety for walkers and bikers and also a linear wood should be planted on skyline. E) for consideration a feasibility study into possibility of generating electricity for the Parish. F) with more people in the village this should create a more varied pool of human resources to help in community work. PC has not had a full membership for years.</p> <p>4. Village should not live in a time warp</p>	Noted respondent's personal opinion and priorities
		<b>Rockbeare 2017</b>	
9	FAB Project	<p>As the Pre-Submission Version of the Rockbeare Parish Neighbourhood Plan 2013-2031 correctly notes (footnote 3, page 3), the France-Alderney-Britain ("FAB") project is an electricity cable that will connect France and Britain via the Channel Island of Alderney. By way of further context, the project is being jointly developed by FAB Link Ltd. and the French grid company RTE (Réseau de Transport d'Électricité). FAB Link Limited's shareholders are Transmission Investment LLP and Alderney based tidal power developer Alderney Renewable Energy Limited (ARE). The FAB Link interconnector is a European Project of Common Interest (PCI) under the provisions of EU 347/2013: Regulation on guidelines for trans-European energy infrastructure (TEN-E Regulation).</p>	Noted the detail provided by the respondent
10	FAB Project	<p>FAB Link Ltd. considers that the reference in paragraph 2.11 to the Converter Station associated with the FAB Link development "being looked at favourably by East Devon District Council", should be updated to reflect the fact that outline planning permission was granted by East Devon District Council (EDDC) for the Converter Station on land to the east of the Harrier Court Industrial Estate on Long Lane on 5 July 2017 (16/2997/MOUT refers.) In addition, EDDC issued a Certificate of Lawful Development on 12 June 2017 confirming as permitted development, the underground electricity</p>	Noted planning permission granted Up-date para. 2.11

		<i>cable from where it reaches landfall at Budleigh Salterton to its connection to the National Grid at Exeter Substation, which includes a section of the cable that crosses the Rockbeare Neighbourhood Plan area (16/2995/CPL.)</i>	
		<b>Rock04</b>	
19	PCL On behalf of Waddeton Park Ltd	<i>Failure to address flooding problems Draft Policy Rock04 does not go far enough to ensure existing flooding problems for the village are addressed. There should be a policy specifically supporting the delivery of a flood alleviation scheme upstream of the village to address existing flooding issues. The application proposal submitted for my client's site (15/1825/MOUT) included the provision of a flood alleviation scheme which could be directly supported/identified in the RNP (please find enclosed a drawing showing the details of this scheme). Also my client attended a meeting in the village on flooding matters on 8 August 2017 where it was clear that the proposals for the flood alleviation scheme are supported locally</i>	<i>Noted view that policy does not go far enough but decided not to include an additional policy supporting a flood alleviation scheme related to a specific planning application</i>
20	I Randall	<i>6. Flooding and associated Issues I held a meeting Tuesday 8th August 2017 Most of flooding info and issues were discussed quite openly at aforesaid meeting to which whole parish and PC were invited. Attendees proposed that their concerns should be drawn up and accompanied by a feasibility – carried by a show of hands. Minutes of this meeting are available.</i>	<i>Noted that meetings have been held</i>
		<b>Rock05</b>	
22	FAB Project	<i>FAB Link Ltd. notes that five locations have been identified as important panoramas, vistas and views within Rockbeare Parish, or views to and from the Parish that contribute to its rural character and the quality of the countryside which should not be harmed by development. One such location (Key Viewpoint E) is the view northwards from Long Lane which looks across the Fab Link Converter Station site. As noted above, outline planning permission for the Converter Station was granted by EDDC on 5 July 2017. All matters were reserved. the planning application was accompanied by an Environmental Report, which included a full Landscape and Visual Impact Assessment. This included consideration of the proposal from a number of viewpoints along Long Lane, including viewpoint 7, which coincides almost exactly with Key Viewpoint E on the draft Neighbourhood Plan. The visual and landscape impacts of the development were given due consideration by EDDC based on the information presented in a Parameters Plan, which set out maximum height for buildings and exterior plant/machinery and maximum operational and gross floor areas. It is noted that Rockbeare Parish Council did not object to the planning application for the Converter Station. In light of the extant outline planning permission, FAB Link Ltd. considers that a distinction should be made in Policy Rock05 between planning permission and reserved matters approval. This can be done by amending the Policy so that it states: "There are important panoramas, vistas and views within Rockbeare, or views to and from the Parish that contribute to its rural character and the quality of the countryside. <b>Planning permission should not be granted for development which compromises the following panoramas, vistas and views:</b> A... etc." In addition, the supporting text to this Policy should recognise the grant of planning permission for the Converter Station, which will affect views from Viewpoint E.</i>	<i>Decided it was unnecessary to revise the policy and all the views/vistas, which are important to the community should remain subject to the policy</i>
23	Savills on behalf of	<i>View E should be deleted as this is affected by the FAB development that already has planning Permission.</i>	<i>Decided not to delete E as this is</i>

	Rockbeare Manor Estate		important to the Community
25	David Lock Assoc. on behalf of Hallam Land Management, Persimmon Homes and Taylor Wimpey UK	<p><i>Outline planning permission (Ref: 03/P1900) was granted in 2010 to deliver a new community comprising up to 2,900 residential dwellings, a town centre, a local centre and associated range of land uses. Subsequently a full planning application (Ref: 13/1752/MFUL) was approved in 2014 for an additional 590 dwellings within the extent of the outline permission.</i></p> <p><i>Three outline planning applications for the expansion of Cranbrook were submitted in 2014 which are all pending a decision:</i></p> <ul style="list-style-type: none"> <li>• The Western Expansion Area: Ref: 15/0045/MOUT</li> <li>• The Southern Expansion Area: Ref: 15/0046/MOUT</li> <li>• The Eastern Expansion Area: Ref: 15/0047/MOUT</li> </ul> <p><i>Two further applications were submitted in 2017 in support of the revised proposals for the southern expansion area only and are also pending a decision:</i></p> <ul style="list-style-type: none"> <li>• Application A - The Southern Expansion Area: Ref: 17/1482/MOUT</li> <li>• Application B – Additional Sports Hub Land: Ref: 17/1483/MOUT</li> </ul> <p><i>The East Devon New Community partners are pleased to take this opportunity to respond to the Pre-Submission Parish Neighbourhood Plan as part of its wider engagement with the local community in seeking to deliver the proposed expansion at Cranbrook new town. East Devon New Community partners would welcome being informed regarding the next stages of the plan's production and of the arrangements for the examination into the Plan - to enable participation as necessary.</i></p> <p><i>Policy Rock05 seeks to protect important views and vistas and lists five of the most significant views and vistas that contribute to the Parish's rural character and the quality of the countryside and should not be harmed by development. These include one along Parsons Lane towards Rockbeare (View C) and northwards from Long Lane (View E). The consortium notes the protection of the view into Rockbeare from the location shown on NP Map 4 which does not conflict with the strategic growth ambitions for the Cranbrook Masterplan area of the land at Tresbeare further west along Parsons Lane, and outside the neighbourhood plan area. To ensure consistency with the basic conditions, Policy Rock05 should not seek to avoid all harm but to avoid significant harm. In assessing harm Policy Rock05 should also take into account mitigation and measures proposed as part of the landscape structure of new development. It is suggested that the wording should be amended as follows: "<b>which should not be significantly harmed by development and having regard to the landscape proposals and mitigation included in such development</b>". This would ensure consistency with the Local Plan and with National Planning Policy Guidance.</i></p> <p><i>The reference to "or beyond" in para 7.20 does not appear to accord with the strategic policies and should be omitted.</i></p>	<p>Noted that East Devon New Community partners do not believe that the policy is in conflict with strategic growth ambitions</p> <p>Decided to leave to policy wording as it is</p> <p>Agreed to amend para. 7.20</p>
26	PCL On behalf of Waddeton Park Ltd	<p><i>Policy Rock05 places an inappropriate restriction on development – Village is not within a designated landscape/AONB therefore such restrictive policies are not necessary. There are already policies contained in the Local Plan that provide the necessary level of protection.</i></p>	Noted objection to the policy.
		<b>Rock06</b>	
29	FAB Project	<p><i>It is worth noting that the underground HVAC cable route goes through this wedge and, with exception of the construction phase works, FAB Link Ltd. is not proposing any permanent above ground infrastructure that would conflict with this policy.</i></p>	Include reference to the fact that the underground HVAC cable route goes through this wedge
33	David Lock Assoc. on behalf of	<p><i>The East Devon New Community partners note that the broad principle of Policy Rock06 seeks to help maintain the individual identity of the settlement of Rockbeare in recognition that retaining</i></p>	The view of the consortium that the Grange area is

	Hallam Land Management, Persimmon Homes and Taylor Wimpey UK	<p>separation is important to protect the local environment of the Parish.</p> <p>The neighbourhood plan notes the Cranbrook DPD is currently being prepared by East Devon District Council and sets out proposals for the strategic growth of Cranbrook. The 'Preferred Approach 2017' document, recently published for consultation, proposes development on some land within the Rockbeare neighbourhood plan green wedge area (referred to in the plan as 'Grange'). The EDNCp will be responding to the consultation on the preferred approach to the DPD and will stress that the priority must be for the local authority to seek to accommodate the expansion of Cranbrook by maximising the potential of land available to be brought forward within the proposed development areas referred to as Blue Hayes (the west), the Cobdens (the east) and Treasbeare (the south west), securing the sustainability advantages of these proposed development areas prior to the consideration of any land within the neighbourhood plan area at the Grange (the south east). It would be appropriate also for the Neighbourhood Plan to consider and set out this as an approach or as justification for its present approach.</p>	<p>not their priority for development is noted.</p> <p>Agreed that the Plan will not make reference to any possibility that parts of the Green Wedge may be developed in due course.</p>
34	PCL On behalf of Waddeton Park Ltd	<p>Green Wedge policy – non-conformity with LP</p> <p>Draft Policy Rock 06 conflicts and is not in conformity with Green Wedge policy (Strategy 8) in the Local Plan, which states that development will not be permitted if:</p> <p>"... it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence."</p> <p>The draft policy in the RNP goes significantly beyond the level of restriction imposed by Strategy 8 of the Local Plan.</p> <p>The restrictive approach set out by the policy is also in conflict with the Framework and Guidance. Paragraph 17 of the Framework makes it clear that planning should proactively drive and support sustainable economic development to deliver the homes and other development that the country needs. Within the guidance it is further set out that blanket policies restricting housing development should be avoided unless their use can be supported by robust evidence. As we have previously stated (please see previous letter dated 28/06/17) the survey evidence relating to importance of Green Wedge is flawed. Furthermore, the proposed policy is also in conflict with proposals being advanced within the Cranbrook Plan (as set out earlier in this letter).</p> <p>This policy should be removed from the RNP as it is not necessary. The RNP should instead focus on planning positively by identifying areas for development and areas for the provision of public open space/country park as this will provide the necessary clarification on which areas of the green wedge are suitable for development.</p>	<p>Noted objection to strict criteria of the policy and suggestion that the policy is removed and replaced with positive policy for the provision of public open space/country park – but no change will be made</p>
35	I Randall	<p>5.Green Wedge</p> <p>Rockbeare Newsletter July 2017</p> <p>Q1 keeping a green wedge very important 98%, Unimportant 2%. Question does not offer any alternative. I am in favour of a green space that all persons can use and benefit from</p> <p>6a. new development could bring 40+ acres of country park on our flood plain. Think a capability brown landscape. What a legacy to leave to next generation, also a massive benefit to parish. B) open space provision for public use owned and run by residents of our parish. C) note this area would never be built on. D) flood storage lake. E) Opportunities to increase flow rates taking water downstream away from village quickly.</p>	<p>Noted opinion regarding benefits of further development</p>
		<b>Rock07</b>	
36	Savills on behalf of Rockbeare Manor Estate	<p>The Rockbeare Estate consider the field immediately south east of Lowbrook as suitable for future development and propose that the policy state that the plan allows that the next development extending the Development Limit of the Village should preferably be in Lowbrook field SE of Lowbrook estate.</p>	<p>Not agreed</p>

		<b>Rock09</b>	
40	PCL On behalf of Waddeton Park Ltd	<i>Policy no. Rock09 is unnecessary as this only repeats national and local policy.</i>	Noted view of respondent that policy is unnecessary
41	Environment Agency	<i>With regard to policy Rock09, whilst we support the principles of the policy we note that the wording appears to refer to the incorporation of sustainable drainage schemes rather than <b>avoiding development in areas at risk of flooding</b></i>	Agreed to re-word policy to include avoiding development in areas at risk of flooding
		<b>Rock16</b>	
45	Savills on behalf of Rockbeare Manor Estate	<i>The Rockbeare Estate consider that the conversion of existing outbuildings and in particular redundant agricultural buildings should be permitted for residential use in accordance with NPPF and not restricted to “exclusively for business purposes” as stated in the draft plan.</i>	Noted view of respondent No change to be made based on a single representation



# Rockbeare Neighbourhood Plan

## Part 2: Consultation Statement – Statutory and Strategic Consultees

### 1. Introduction

This Consultation Statement has been prepared by the Rockbeare Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders, other than those that could be described as being a part of our community, in developing the Rockbeare Neighbourhood Development Plan.

### 2. Summary of Consultation Approach to Statutory Consultees

The aims of the Rockbeare Neighbourhood Plan consultation process included:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

### 3. Evidence Gathering

Whilst preparing our evidence base we wrote to several agencies that we thought had an interest in the Parish and may hold information that could help us in our neighbourhood planning.

We received useful information and guidance from:

- Devon County Council
- Devon Wildlife Trust and the Devon Biodiversity Records Centre
- East Devon District Council Planning

We are grateful for the help we received.

### 4. 1st Draft Plan – Informal Consultation

In May 2017, a first version of the Neighbourhood Plan was up-loaded to the Parish Council website. Parishioners were informed of this by an article in Rockbeare Roots. The 1<sup>st</sup> draft plan was also shared with East Devon District Council to take account of its current position and ensure that the draft Plan and its policies met the basic conditions.

The response we received from East Devon District Council was generally encouraging. *“The draft Plan is very well written. It flows nicely and is informative and understandable to a lay person”*. A schedule of comments was prepared (see Appendix B). It was considered by the Steering Group on the 30<sup>th</sup> May 2017. Several minor changes to the draft policies, as a result of East Devon District Council’s comments were agreed in principle. However, because of the potential significance of the local planning authority’s comments on two of the policies, it was decided to canvas community opinion before agreeing and ratifying changes to the draft Plan.

## 5. Sustainability

### 5.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

Two screening exercises were undertaken to ensure that the emerging plan would not have significant environmental impacts or likely significant effects on the protected characteristics of the Neighbourhood Plan area.

A screening opinion for Strategic Environmental Assessment<sup>3</sup> was issued by East Devon District Council in February 2017 and consultation was undertaken with the appropriate statutory bodies<sup>4</sup> by them. An email letter was issued by East Devon District Council on 24<sup>th</sup> February 2017, following this consultation, with an accompanying report concluding that a formal Strategic Environmental Assessment would not be required for the Plan. A screening opinion for an Appropriate Assessment under the Habitats Regulations was also issued by East Devon District Council on 24<sup>th</sup> February 2017 within the same report.

The local planning authority reported that, based on the 1<sup>st</sup> Circulation Version, *“The Rockbeare Neighbourhood Plan does not introduce policies that are likely to result in significant environmental impacts, or have detrimental impact on identified habitats. The draft Plan in its current form does not trigger the need for an SEA and/or an Appropriate Assessment to accompany future iterations of the Rockbeare Neighbourhood Plan..... If the Plan is revised to introduce site allocations for development, and/or offers a greater degree of evidence regarding the impact of criteria-based policies, the SEA and HRA screening opinion may need to be reconsidered”*.

The Screening Opinion recommended an addition to Policy Bick01, and revision of the supporting ‘explanation/justification’ text to ensure it meets the requirements of the HRA Screening (in terms of incorporating mitigation to avoid/reduce impact on the European Site), and enabling a conclusion to be drawn that the Rockbeare Neighbourhood Plan will not have a significant effect on a European Site. These changes were made to the Pre-submission Version of the Neighbourhood Plan.

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<sup>3</sup> <http://www.rockbeareparishcouncil.co.uk/RockbearePC/UserFiles/Files/SEA%20HRA%20Assessment.pdf>

<sup>4</sup> Natural England, Historic England, Environment Agency



## 6. Regulation 14 (Pre-submission stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the Local Authority in advance of their statutory Regulation 16 consultation.

### a. Drafting the Neighbourhood Plan

The Neighbourhood Plan policies were drafted in close collaboration with East Devon District Council, to ensure that the emerging policies were not in conflict with the National Planning Policy Framework, were aligned to the Local Development Plan and that they were usable in a Development Management context; the Council was also a key statutory consultee under Regulation 14.

### b. Who else was Consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory bodies listed in Appendix A were consulted on the draft Neighbourhood Plan for Rockbeare thus ensuring we adhered to the requirements of Schedule 1 of the 2012 Regulations.

### c. How were they Consulted?

The Rockbeare Neighbourhood Plan was sent by email to all bodies and organisations on our consultation list, with explanation of what was required for the consultation and the date when responses were required by. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted to enquire whether a response would be made.

### d. What did the Consultees say?

A summary of the responses and the Neighbourhood Plan Steering Group's reaction to them is set out at Appendix D.

## 7. Conclusions

In preparing the Rockbeare Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our area.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

## Appendix A of Part 2

### List of Strategic Stakeholders Consulted

Aylesbeare Parish Council
Blackdown Hills AONB
Broadclyst Parish Council
BT
Canal and River Trust
Civil Aviation Authority
Clyst Honiton Parish Council
Cranbrook Town Council
Devon and Cornwall Police
Devon and Somerset Fire and Rescue
Devon County Council
Devon Disability Network
Devon Local Nature Partnership
Devon Wildlife Trust
East Devon AONB
East Devon District Council
East Devon Ramblers
Environment Agency
Exeter Airport
Exeter City Council
Forestry Commission
Health and Wellbeing Devon
Highways England
Historic England
Homes and Communities Agency
Housebuilders Federation
Marine Management organisation
Mid Devon DC
National Farmers Union
National Grid
National Trust
Natural England
Network Rail
NHS
Ottery St Mary Town Council
RSPB
South West LEP
South West Water
West Hill Parish Council
Western Power
Whimble Parish Council

## Appendix B of Part 2

### Comments Received from EDDC on Draft Plan (1<sup>st</sup> Circulation Version) – May 2017

Informal Comments for EDDC 5 May 17	Reaction and Response
The draft Plan is very well written. It flows nicely and is informative and understandable to a lay person.	Agreed
<b>6.2- The vision</b> is “Responsible, distinctive, sustainable habitation in the countryside”. Whilst it is refreshing to see a vision which succinct and totally different to any of the others I’ve seen it does not evoke a sense of ‘Rockbeare’ and the use of ‘habitation’ doesn’t suggest the wealth of other activities which take place in the village.	Review Vision Statement following community consultation
The policies are well justified and presented in a logical way. They are very ‘definite’ and I am concerned that they lack flexibility, however I think this is intentional.	Agreed
<b>Rock01</b> – I agree with the wording related to the identified woodlands as it is justified in the text, but I’m not sure whether the policy only applies to the listed woodlands or to the rest of the parish too. I think that ‘overriding’ need is too strong a term to apply to the remainder of the Parish where, e.g. a single tree might need to be removed but will be replaced under policy. How will ‘over-riding’ be measured? (in the interest of safety? Where there is a public benefit? Where it maximises landowner profit).	Revise first clause as follows: <i>“Development proposals that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance) that contribute positively to the character and amenity of the area must provide for appropriate replacement planting, together with a method statement for the ongoing care and maintenance of that planting.”</i>
<b>Rock04</b> - This is a very ‘definite’ statement. Are there circumstances where flood defences wouldn’t be supported that you would want to include eg. Where there is a significant landscape or habitat of particular importance which would be damaged? If you said ‘generally’ supported the thrust of policy would remain the same but would include flexibility to object if the actual scheme details were unacceptable.	You could include “ <i>generally</i> ”, but then you will have to explain what the exceptions might be in the supporting statement – this is not a problem
<b>Rock06</b> - With regard to the proposed Green Wedge policy (and other references to green wedges in the Plan) I would advise that while we endorse the principles of ensuring that there is appropriate separation between Rockbeare village and Cranbrook in order to retain the separate identity and character of the village and it’s setting your proposed Green Wedge policy goes beyond that stated in the Local Plan and what would in our opinion be supported by national planning policy. Your draft policy suggests an almost total moratorium on development within the Green Wedge other than for a very limited range of small scale developments. In contrast the Local Plan simply prevents development that would “.....add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence”. It is unclear what your case is for putting in place the greater level of protection proposed in the plan and what evidence exists to justify this stance. We would also point out that in your section headed “National Planning Context” you have referred to para. 89 of the NPPF however this relates to Green Belts which are a much higher level of protection than Green Wedges. Green Belts do offer the level of protection proposed by your own policy but this has only been deemed appropriate to prevent the coalescence of major conurbations which is clearly not the case here. We would therefore suggest supporting your plan with further evidence to justify the level of protection proposed in this case.  You will be aware that the Council is currently preparing a Cranbrook Development Plan Document and considering options for the future development of Cranbrook. In doing this work we are clearly respecting the principles established in the Local Plan of retaining	<b>Establish what is the community’s view.</b> Strength of community opinion is a significant part of the case and evidence.

<p>appropriate separation and the identity and character of Rockbeare as a village, however the DPD is an opportunity to review elements of the Local Plan where they relate to Cranbrook and so to ensure that the neighbourhood plan broadly aligns with the development plan for the area of which the DPD will form part it is important that we work together as our ideas for the DPD and your ideas for the neighbourhood plan progress. Alongside this we are also working with our neighbouring authorities to produce the Greater Exeter Strategic Plan (GESP). Your neighbourhood plan needs to be progressed in the context of these other plans and we look forward to meeting you to discuss our ideas for these plans as they emerge and to discuss how these sit alongside the neighbourhood plan.</p>	
<p><b>Rock07</b> - The settlements of Rockbeare and Marsh Green are not defined on a map, therefore it is not possible to determine where their limits are. You could include a map showing (and justifying) a boundary, or include a set of criteria.</p> <p>How is this development (particularly at Marsh Green) justified on sustainability grounds given the lack of facilities/public transport within walking distance? I am not convinced that this policy (particularly in respect of Marsh Green) complies with Local Plan Policy.</p> <p>There is no indication as to how big the small gaps would be. Is this intentional, so that Planners determine 'small' when assessing each application or do you intend this policy to apply to individual dwellings or small schemes of, say, 1-3 dwellings? I want to avoid a situation where a landowner argues a site is 'small' when it is much larger than your group had envisaged...</p>	<p>Need to consider the best way to define the settlement limits of Rockbeare.</p> <p>Establish what is the community's view in both Rockbeare and Marsh Green.</p> <p>Define 'small' in supporting text.</p>
<p><b>Rock08</b> - I envisage that most of the plots coming through Policy Rock 07 will be garden plots, so this policy will also apply. Vi) should this also refer to the character and layout of surrounding properties?</p>	<p>Additional criterion: <i>"the character of the local area"</i></p>
<p><b>Rock10</b> - we go further than this in the Local Plan and allow community facilities on the edge of, and immediately adjoining, settlements to facilitate provision of new community facilities. In reality, the land costs within a village are usually much higher than on farmland outside so some communities may be able to redevelop their existing site and use the funds to build a new facility nearby. We also require new facilities to be 'shared' between users so they benefit the whole community.</p>	<p>Policy is about keeping the existing ones. Add something about shared uses: <i>"Proposals which seek to improve or extend the existing local community facilities and assets or provide for appropriate shared use will be supported where:..."</i></p>
<p><b>Rock11</b> - as per Rock 04- there may be some circumstances where you wouldn't support the detail of such a proposal so you might want to include 'broadly' or 'generally'. Interestingly you quantify your support in the next policy with 'where they do not have an adverse impact on the amenity of nearby residents in terms of noise, light and visual appearance'- there may be objections to allotments or composting facilities on visual/amenity grounds.</p>	<p>Add a criterion: <i>"where they do not have an adverse impact on adjoining users"</i></p>

#### 1.0 Introduction

1.1 The purpose of this report is to assess the draft proposals in the Rockbeare Neighbourhood Development Plan (hereafter referred to as the RNP) to determine whether it requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. An SEA is required under this legislation for all plans which may have a significant effect on the environment.

1.2 This report will also screen to determine whether or not the RNP requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010. An HRA is required when it is deemed that the implementation of the plan is likely to cause negative significant effects on protected European Sites (Natura 2000 sites).

1.3 **The conclusion of the assessment is that the RNP is unlikely to have a significant effect on the environment so an SEA is not required to accompany the Plan. It is also unlikely to have a negative impact on any Natura 2000 sites so should not be subject to HRA.**

1.4 This report was sent to the three statutory consultees designated in the Regulations (Historic England, Environment Agency and Natural England) to elicit their views on the findings. They had 6 weeks, until 27th September, to respond. The Environment Agency and Natural England both responded and agreed with the District Council's conclusion that the RNP is unlikely to have any significant or negative impact that would warrant an SEA or HRA to be undertaken. Historic England have not responded.

## Comments Received on Pre-Submission Version of the Plan (Regulation 14 version)

Ref. No.	Respondent	Comment	NPSG Reaction/Decision
		<b>General</b>	
1	Cranbrook Town Council	<p><i>The Rockbeare NP applies to the total parish area under the jurisdiction of Rockbeare PC. Their NP area, designated by EDDC on 3rd September 2014, is a reduced area following comments by Devon County Council. To date Rockbeare has not applied for re-designation.</i></p> <p><i>The Cranbrook Masterplan will impact on the proposals contained in the Rockbeare NP in that any strategic development proposals in the Masterplan may override the aspirations contained in the NP. In terms of commenting, CTC would not seek to influence the direction of how the village of Rockbeare develops other than ensuring that any future expansion of Cranbrook remains under the jurisdiction of CTC and that will require a further governance review at some time in the future.</i></p> <p><i>Rockbeare is not located within a strategic planning area as defined in the Local Plan and since publication of the Villages DPD is currently located (for planning policy purposes) in the countryside. The plan sets out a series of Aims and Objective in Section 6 - page 13. These broadly relate to the conservation and enhancement of the rural village and its surrounding countryside and habitats. Two specific Aims have links to Cranbrook - Safer walking and cycling and Improve local business facilities (including access to better broadband). Development within Cranbrook includes work to provide safe cycling and walking routes and these need to have linkages to the surrounding villages including Rockbeare so that residents can access the town and its social and transport opportunities by that means.</i></p> <p><i>The plan acknowledges (para 8.6) that the development of Cranbrook has not been without benefits for the Parish of Rockbeare including nearby access to additional high-class community facilities, a railway station and more job opportunities. It has provided opportunities for new local households to have access to affordable housing. It has, arguably, satisfied and will continue to satisfy, most of the local housing and employment needs.</i></p> <p><i>This positivity is quite naturally tempered by fears that development of the town will encroach south of the B3174 London Road following a recent refused application for 250 homes at Rockbeare Court Farm. When the Parish of Cranbrook was formed in 2015 established properties on the north side of the B3174 were excluded from the governance review and retained within the Parish of Rockbeare. In addition, there has been some modest development on the south side of the B3174 but nearer to the Cranberry Farm roundabout - the plan acknowledges (para 8.3) that some of this has been commercial and does not relate directly to Rockbeare village itself. Many of the pre-existing properties along the B3174 are now sold or for sale and it remains to be seen whether there is still as strong a desire to remain within the Parish of Rockbeare as there was in 2015.</i></p> <p><i>The NP recognises and celebrates the importance of local community facilities including village halls. Cranbrook residents have embraced this and many local groups that have grown since the birth of Cranbrook now make good use of the facilities in surrounding villages including Rockbeare.</i></p>	<p>The designation area has been checked. The respondent's assertion is not accurate – agreed to disregard comment</p> <p>Noted that CTC would wish any future expansion of Cranbrook to be part of the TC area</p> <p>Noted positive response from neighbouring CTC to much of what is in the Plan</p>

		<p><i>The NP makes reference to the need for improved sports and recreational facilities and it is considered that Cranbrook needs to include the needs of local villages in the provision within the town. Recommendation:</i></p> <p><i>CTC welcomes the Rockbeare NP (pre-submission version). Much of what is contained within the plan is supported.</i></p> <p><i>The Cranbrook Masterplan will prompt a further round of consultation and will no doubt influence the Rockbeare NP. Cranbrook Town Council's over-riding desire is to have a town that is developed in a positive way both for the town and its immediate neighbours. When the developers and planners have gone it is the residents of both settlements that will be left to deal with the aftermath.</i></p>	
2	Highways Agency	<p><i>Thank you for providing Highways England with the opportunity to comment on the pre-submission draft of the Rockbeare Neighbourhood Plan. As you are aware, we are responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A30 which passes through the plan area.</i></p> <p><i>We are satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we therefore have no comments to make on your draft. This does not however prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time</i></p>	Noted that HE has no specific comments to make
3	Devon and Somerset Fire and Rescue Service	<p><i>We have no specific comment on the contents of the plan. Our generic response is that emergency vehicle access be part of any future building development plans and that avoidance of the duplication of road names is also considered. We request that developers consult the FRS on the provision of water supplies within any planning proposals.</i></p> <p><i>We support the use of Sustainable Drainage System (SUDS) to minimise flood risk in future development.</i></p> <p><i>We request that the DSFRS business Safety dept. are notified and make comment on all building proposals within the planning application process.</i></p>	Noted that DSFRS has no specific comments to make
4	Natural England	<p><i>We welcome the emergence of the Rockbeare Neighbourhood Plan. We have no comments to make on this pre-submission version.</i></p>	Noted that NE has no specific comments to make
5	Environment Agency	<p><i>We are supportive of the plan's aims and objectives, in particular those relating to the natural environment (e.g. protecting habitats and increasing flood resilience) as well as the built environment (e.g. avoiding development in areas at risk of flooding).</i></p>	Noted that EA is supportive of the Plan's aims and objectives
6	Historic England	<p><i>I can confirm that there are no comments we wish to make other than to note the Plan's positive approach to its distinctive historic environment as reflected in policies such Rock 02, 05 &amp; 06. We congratulate your community on its progress to date and wish it well in the making of its Plan</i></p>	Noted that HE is in favour of the Plan's positive approach to its distinctive historic environment
		<b>Strategic Context</b>	
11	Cranbrook Town Council	<p><i>Supports the desire of Rockbeare to maintain its individuality, sovereignty and separation including the presence of effective green wedges to prevent risk of coalescence.</i></p>	Noted CTC's support for green wedges
12	Cranbrook Town Council	<p><i>Has no desire for Cranbrook to be a threat to Rockbeare and wants the town to be developed as a local hub with facilities that the residents of Rockbeare can use and benefit from. Development of Cranbrook must be kept physically separate from the village of Rockbeare and CTC supports Rockbeare PC in this regard.</i></p>	Include a para. 3.12 that states CTC's position and support for the PC and physical separation



13	Cranbrook Town Council	<i>Would not seek to influence how the village of Rockbeare develops under its NP other than ensuring that any future expansion of Cranbrook comes under the jurisdiction of CTC and that will require a further governance review at some time in the future. This is key to Cranbrook to ensure that the town falls under the administration of a single local authority and that there is sufficient funding available for the town council to deliver the facilities and services required by the town and its neighbours.</i>	Noted CTC position
		<b>NE Intro.</b>	
14	East Devon DC	<p><i>P 14 - Our Landscape Officer has suggested that the Natural Environment chapter should consider the information set out in the local and Regional Landscape character assessments, which can be found here:</i>  <a href="http://eastdevon.gov.uk/planning/planning-policy/environment-and-green-infrastructure/landscape/">http://eastdevon.gov.uk/planning/planning-policy/environment-and-green-infrastructure/landscape/</a>  <a href="http://map.devon.gov.uk/DCCViewer/">http://map.devon.gov.uk/DCCViewer/</a> (check the landscape section)  And a guide on how to use these documents can be found here:  <a href="http://eastdevon.gov.uk/media/1226222/guide-to-landscape-character.pdf">http://eastdevon.gov.uk/media/1226222/guide-to-landscape-character.pdf</a></p> <p><i>The landscape character assessment could act as evidence and support for some of the suggested policies and could further inform some of the proposed policies.</i></p> <p><i>The landscape character assessments should also be used to guide development under Strategy 46 of EDDC's Local Plan, which states the following:</i></p> <p><i>Development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon, in particular in Areas of Outstanding Natural Beauty. Development will only be permitted where it:</i>  <i>conserves and enhances the landscape character of the area;</i>  <i>does not undermine landscape quality; and</i>  <i>is appropriate to the economic, social and well being of the area.</i></p> <p><i>When considering development in or affecting AONBs, great weight will be given to conserving and enhancing their natural beauty and major development will only be permitted where it can be show that it cannot be reasonably accommodated elsewhere outside of the AONB.</i></p> <p><i>The current Area of Outstanding Natural Beauty Management Plans, the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment &amp; Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment should be used in design and management considerations.</i></p>	Add a paragraph about landscape character to boost supporting evidence
		<b>Rock02</b>	
15	East Devon DC	<i>Policy No. Rock02 could be further supported by the Hedgerow Regulations, 1997</i>	Include a reference to the Hedgerow Regulations, 1997 which protects countryside hedges
		<b>Rock03</b>	
16	East Devon DC	<i>Copy states 1 x PROW and 1 x Bridleway. Map shows 3 x PROW, including 2 x footpaths and 1 x bridleway (Bridleway also a PROW).</i>	Amend para. 7.14
		<b>Rock04</b>	
17	Cranbrook TC	<i>Flood risk is a concern for the village and there have been flooding issues that long pre-date Cranbrook. It is imperative that the development of the town does not make matters worse for the village of Rockbeare.</i>	Include quote from CTC about concern over flooding issues
18	Environment Agency	<i>We are also generally supportive of the array of natural environment related policies. We especially welcome policy Rock04 (flood defence) and we're pleased to see that this includes taking opportunities to enhance biodiversity as part of flood defence</i>	Include a reference to the support of

		<i>improvements. Building on this the policy could therefore also support schemes for natural flood management where such opportunities exist. With this in mind, we are pleased to see a commitment to work with farmers to reduce run-off from fields (paragraph 7.18). Not only can run-off from fields result in increased flooding problems downslope it can also have an adverse impact on water quality.</i>	EA for this policy approach
		<b>Rock05</b>	
21	Cranbrook Town Council	<i>The Parish wishes to retain its rural vistas - one of which is to the west towards Parsons Lane. This area is part contained within the recently re-submitted southern expansion application. CTC objected to this application in line with the green wedge policy contained in the local plan. This remains CTC's view but is now subject to the direction of the Cranbrook DPD. Acknowledges the desire of Rockbeare to retain its rural vistas.</i>	Noted CTC support for specific view C west towards Parsons Lane
24	East Devon DC	<i>Important Views and Vistas – May be useful to further support those identified views and vistas with photographs and reference to specified locations character. i.e. Footpath or natural stopping point at a bench or picnic spot for walkers, cyclists, riders.</i>	Decided no to include photographs in the Plan
		<b>BE&amp;H Intro</b>	
27	East Devon DC	<i>Section 8.5 'has been include in the Cranbrook' - Should read 'included'.</i>	Amend word in para. 8.5
		<b>Rock06</b>	
28	Cranbrook TC	<i>In general terms CTC supports the desire of Rockbeare and the other surrounding villages to maintain their individuality, sovereignty and separation including the presence of effective green wedges to prevent risk of coalescence. CTC has no desire for Cranbrook to be a threat to the local villages and wants the town to be developed as a local hub with facilities that the residents of surrounding villages can use and benefit from. Development of Cranbrook must be kept physically separate from the village of Rockbeare and CTC supports Rockbeare PC in this regard.</i>	Include a reference to CTSC's position in the supporting text.
30	Whimble PC	<i>Whimble Parish Council support the Rockbeare Neighbourhood Plan and recognise the concerns over retaining Rockbeare 'Green Wedge'</i>	Noted recognition of the concerns over retaining the 'Green Wedge'
31	East Devon DC	<i>The plan should consider the emerging Cranbrook DPD and its submitted landscape evidence base. Chapter 8 identifies the emerging Cranbrook Plan Masterplan document and conflicts between that identified approach and the emerging Neighbourhood Plan for Rockbeare. The documentation and evidence base has been provided for your consideration. EDDC and Rockbeare NPSG are engaged in conversations in an attempt to resolve those conflicts present.</i>	Noted potential conflict with Cranbrook Plan Masterplan Consider whether policy needs revising
32	Aylesbeare PC	<i>Members of Aylesbeare Parish Council found the Plan well written and unambiguous regarding the needs and desires for the future. They were in agreement with the concerns over the substantial scale of the FAB project and agree that maintaining the green wedge is important. Perhaps there is a lack of housing for young people in the future. Cranbrook is a key issue, as far as neighbouring parishes are concerned as to where it will stop.</i>	Include a reference to APC's position in the supporting text.
		<b>Rock07</b>	
37	Environment Agency	<i>We welcome the support within policy Rock07 for development to not increase flood risks.</i>	Include reference to policy support from EA in the supporting text
		<b>Rock09</b>	
38	Cranbrook Town Council	<i>Acknowledges that the development of Cranbrook cannot add to the flood risk of Rockbeare.</i>	Noted acknowledgment

39	East Devon DC	<i>To strengthen policy No. Rock09 we suggest referencing the following documents, which set out current industry standard best practice: Sustainable Drainage Systems: Guidance for Devon, which can be found here: <a href="https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/">https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/</a> The CIRIA SuDS Manual, which can be downloaded for free from this manual: <a href="https://www.ciria.org//Memberships/The_SuDs_Manual_C753_Chapters.aspx">https://www.ciria.org//Memberships/The_SuDs_Manual_C753_Chapters.aspx</a></i>	Agreed to refer to the suggested documents in the supporting text
41	Environment Agency	<i>With regard to policy Rock09, whilst we support the principles of the policy we note that the wording appears to refer to the incorporation of sustainable drainage schemes rather than <b>avoiding development in areas at risk of flooding</b></i>	Agreed to re-word policy to include avoiding development in areas at risk of flooding
		<b>Rock12</b>	
42	Cranbrook Town Council	<i>Supports the conservation and enhancement of local facilities within Rockbeare which are used by residents of Cranbrook and equally recognises that as sports and recreation facilities come forward in the town, these need to take account of the needs of the surrounding settlements including Rockbeare.</i>	Noted suggestion of joint planning of new recreation facilities
		<b>Rock14</b>	
43	Cranbrook Town Council	<i>Would welcome new walking and cycle links to enable town residents to enjoy the local countryside and also to enable the residents of Rockbeare easy car free access to the town and its facilities including access to good transport links.</i>	Noted that CTC welcome policy that improves local footpath network
		<b>Rock15</b>	
44	Cranbrook Town Council	<i>The village is affected by increasing traffic (para 10.8 - 10.9) particularly commercial vehicles. Any construction traffic associated with Cranbrook should be controlled by a CEMP with dictates construction traffic routing along major routes and not through villages such as Rockbeare. Supports the need to ensure that construction traffic associated with the development of Cranbrook complies with the CEMP and uses principle routes rather than narrow rural village roads.</i>	Noted recognition of issues relating to construction traffic
		<b>Rock17</b>	
46	Cranbrook Town Council	<i>The presence of Cranbrook is already having a positive impact for local business and as the town (and the wider West End) grows there will be more opportunities for local business to develop. This includes everything from rural business-like farming and food production to local hi-tech opportunities linked to Science Park. With fibre the norm in Cranbrook there is a real need to extend super-fast broadband to the local villages to enable local economic growth. Supports the development of local business in Rockbeare and supports the desire for super-fast broadband provision. This is essential if the local economy is to grow and those within the village can take advance of the economic opportunities that exist now and in the future.</i>	Noted support for policy approach
47	East Devon DC	<i>We can't refuse permission based on broadband connectivity / communications.</i>	Agreed re-wording of point 2