

**Our Ref RAB/PCL/10068**  
**Date 16<sup>th</sup> March 2018**



P Twamley  
East Devon District Council  
The Knowle  
Sidmouth  
EX10 8HL

**PCL Planning Ltd**  
1<sup>st</sup> Floor  
3 Silverdown Office Park,  
Fair Oak Close,  
Clyst Honiton,  
Exeter,  
Devon, EX5 2UX  
United Kingdom

Dear Mr Twamley,

**ROCKBEARE NEIGHBOURHOOD PLAN – SUBMISSION VERSION  
CONSULTATION RESPONSE**

This letter is submitted on behalf of our client, Waddeton Park Ltd, in respect of the consultation on the Submission version of the Rockbeare Neighbourhood Plan (RNP).

Waddeton Park Ltd have an interest in land within the RNP area which has the potential to help accommodate the growth directed to Cranbrook and this part of the district within the East Devon Local Plan 2013 to 2031 (January 2016) and the emerging Cranbrook Plan Development Plan Document (Cranbrook Plan).

We have engaged with and submitted responses to earlier stages in the preparation of the RNP. The submissions made have set out our concerns and objections to the content of the draft RNP (please find copies attached) and should be read in conjunction with this letter.

Of particular relevance to the preparation of the Rockbeare Neighbourhood Plan is:

- Strategy 12 of the Local Plan which 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 (e.g. 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; and

- the emerging Cranbrook Plan, which (once adopted) will form part of the development plan for the district alongside the Local Plan. This will indicate how the growth of Cranbrook is to be accommodated by allocating land for a range of land uses (including housing and employment).

It is clear from the applicable legislation, the National Planning Policy Framework (Framework) what neighbourhood plans need to do. Furthermore, the National Planning Policy Guidance (Guidance) advises on the preparation of neighbourhood plans. Our previous submissions have set these out in detail; in summary the key elements are:

- Legislation requires that the RNP has to be appropriate in light of national policies and guidance, contribute to the achievement of sustainable development and be in general conformity with the strategic policies of the development plan;
- The Framework requires (at paragraph 16) the RNP to support strategic growth needs set out in Local Plans and to plan positively to support local development within their area that is outside the strategic elements of the local plan;
- The Framework (at paragraph 17) makes it clear that planning should proactively drive and support sustainable economic development to deliver the homes and other development that the country needs;
- The Framework (at paragraph 184) requires that the RNP does not promote less development than set out in a local plan or undermine its strategic policies; and
- The Guidance on neighbourhood planning (published 6 March 2014) makes it clear (Paragraph: 009 Reference ID: 41-009-20160211 and Paragraph: 043 Reference ID: 41-043-20140306) that in situations where a neighbourhood plan is being prepared in the context of an emerging local plan/DPD, which will allocate land within the neighborhood plan area, there should be collaborative working to ensure that complementary plans are brought forward and to avoid a situation whereby the policies in a neighbourhood plan become quickly superseded/overridden by policies in a more recently adopted development plan document.

Despite our previous submissions highlighting problems with earlier drafts the RNP continues to be progressed and drafted in manner which is not appropriate. It has not been amended following consultation on the pre-submission version so our objections to the submission version of the RNP therefore remain unchanged from our previous submissions and in summary are as follows:

- The RNP does not support local strategic growth needs as is required by legislation and the Framework, and emphasised in the Guidance. The RNP needs to respond to the level of strategic growth directed to this part of

the district by 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. 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.

- 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. The RNP also contains unnecessarily restrictive policies to prevent development (see following bullet point).
- Green wedge - Draft Policy Rock 06 of the RNP is not in conformity with the Green Wedge policy (Strategy 8) in the Local Plan. The draft policy goes significantly beyond the level of restriction imposed by Strategy 8. The level of restriction posed by the policy is far from planning positively to support local development. The restrictive approach set out by the policy is also in conflict with the Framework (paragraph 17) and Guidance. Within the Guidance (Paragraph: 001 Reference ID: 50-001-20160519) it is 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 in conflict with proposals being advanced within the Cranbrook Plan. This policy should be removed from the RNP as it is not necessary. The RNP should instead focus on supporting strategic growth needs and 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 and which are not.
- Development limits – Draft policy Rock07 is not appropriate because it is too restrictive. It is in conflict with national policy in the Framework as affects the ability for the RNP to support the strategic growth needs directed to this part of the district and does not constitute planning positively to meet local development needs. The policy should be reworded to allow for development on sites that are both within, adjacent to and within close proximity of the existing built-up area where it is appropriately designed and does not conflict with other policies in the RNP;
- Lack of provision for regional park - 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 support the strategic policy and include a policy that identifies land to

form part of the regional park. Please find enclosed a plan that indicates the land that we suggest should be allocated for this purpose.

- Flood defence and addressing flooding problems - Draft Policy Rock04 could go further to ensure existing problems are addressed. Policy should support the delivery of an identified flood alleviation scheme upstream of the village. 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. From a parish meeting on flooding matters (8 August 2017) it was clear that such a proposal is supported locally.
- Important views and vistas - Policy Rock05 places an inappropriate restriction on development. The village is not within a designated landscape/AONB therefore such a restrictive policy is not necessary. There are already policies contained in the Local Plan that provide the necessary level of protection.
- Flood avoidance - Policy no. Rock09 is unnecessary and should be removed as this only repeats national and local policy regarding the use of sustainable drainage systems to minimize flood risk.

### **Concluding comments**

For the reasons set out in this letter the RNP cannot be considered to be:

- In general conformity with strategic policies in the development plan, including the emerging Cranbrook Plan;
- Contributing to the delivery of sustainable development;
- Effectively supporting the strategic growth of the district/Cranbrook; or
- Planning positively to support local development.

It has always been clear to the Local Planning Authority that land within Rockbeare Parish would be required to meet the strategic growth needs of Cranbrook (see letter dated 15/05/17) and that development at this location is logical/sensible given its proximity and relationship to the new town (particularly the proposed town centre). This has now become apparent through the detail presented in the emerging Cranbrook Plan and further decisions remain to be made moving forward. Indeed, we have suggested in our response consultation on that document that there is further development potential within my client's land interest along the London Road frontage, which could occur without conflict with green wedge policy and therefore impacting the individual identity of Rockbeare.

The report on the Cranbrook Plan to be presented to the Strategic Planning Committee on 20<sup>th</sup> March 2018 makes it clear that the LPA consider that development in the green wedge can occur without there being any impact on the individual identity of Rockbeare. The report also highlights (as we have in



this letter) that the RNP is at risk of being overridden by the Cranbrook Plan should it proceed along its current course and manage to be adopted before it.

The RNP therefore needs to be amended so it is complementary to the Local Plan and Cranbrook Plan. Moving forward the preparation of RNP should be coordinated with the preparation of the Cranbrook Plan. The RNP should follow the preparation of the Cranbrook Plan and the LPA need to work closely with the Parish to ensure complementary plans are produced.

It is also worth noting that the content of the draft Framework (issued for consultation on 5 March 2018) includes text that explains how local plan should set housing requirements for neighbourhood plan areas. It is clear from this that the Government wishes to strengthen the need for Neighbourhood Plans to be complementary to the strategic policies of the local plan and to not pursue a route that is anti-development, such as is being done in the draft RNP at present.

### **Our proposals and the Rockbeare Neighbourhood Plan**

As East Devon District Council is 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:

- 25 hectares of Regional Park (including SANGS provision);
- 5 hectares of public open space;
- a Flood alleviation scheme;
- an enhanced pond habitat area; and
- a mixed use local/neighbourhood centre on London Road (including employment, retail and restaurant/cafe provision).

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. Taking forward my client's proposals will ensure that a large proportion of the green wedge becomes accessible parkland and remains undeveloped hereby protecting the individual identity of the village and providing residents with improved recreational space on their doorstep.

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, be in conformity with the development plan and deliver significant benefits for the village.

If you have any questions related to the content of this letter please do contact me.

Yours sincerely,



Richard Bailey, BA (Hons) Dip TP MRTPI PIEMA

**For PCL Planning Ltd**

**e:**

Enc.s - Copies of previous submissions/correspondence regarding the RNP

Appendix A – Response to consultation on local evidence base report

Appendix B - Response to consultation on Draft RNP

Appendix C – Response to flyer questions

Appendix D – Response to Pre-submission consultation

# WADDETON PARK LIMITED

Address for correspondence and Registered Office:

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Telephone: [REDACTED]

SSP/MRP/SW/WPL

24<sup>th</sup> November 2016

Cllr. Mark Readman  
4 Bridge View  
Rockbeare  
EXETER  
Devon  
EX5 2LH

Dear Cllr Readman,

## **RE: ROCKBEARE NEIGHBOURHOOD PLAN**

I would like to make the following comments in relation to the Local Evidence Report October 2016 published recently and to the Neighbourhood Plan Exhibition which I attended on Friday 11 November. Although I appreciate a draft Neighbourhood Plan has yet to be produced, the Local Evidence Report and information presented so far would appear to present a “direction of travel” which we would consider to be giving insufficient regard to the provisions within the recently adopted East Devon Local Plan and to be overly restrictive having regard to both the emerging Cranbrook Plan and also the likely future requirements of the Greater Exeter Strategic Plan.

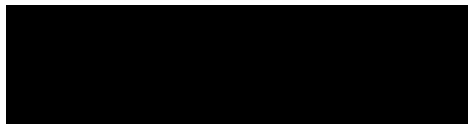
The geography of the Parish of Rockbeare within the “West End” of East Devon District and its juxtaposition with the new settlement of Cranbrook cannot be ignored. Obviously the identity and character of the village itself can be preserved and protected (although some local needs surely will also need to be met) but 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. As you know 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.

I would refer you to the Minutes of the Extra Ordinary meeting of EDDC held on the 26<sup>th</sup> March 2015, attached, in which Officers confirm that the growth needs of Cranbrook (even before the publication of the Cranbrook Plan) could not 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.

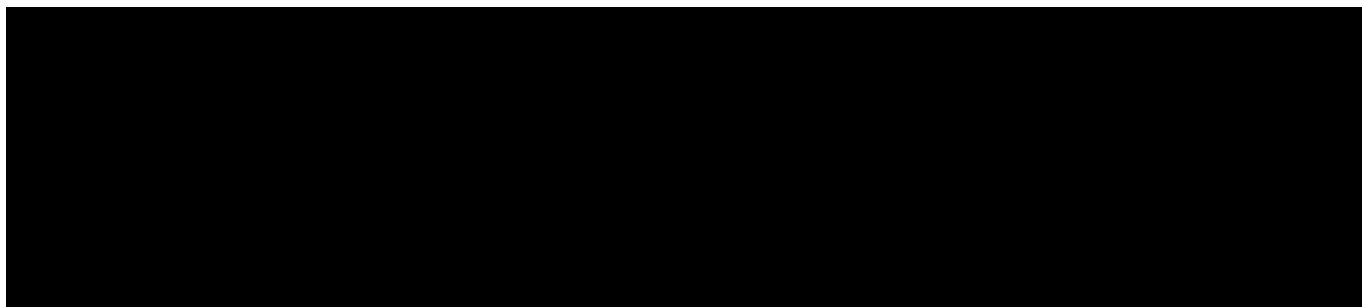
Obviously we have discussed our proposals for the land surrounding Rockbeare Court Farm and along the London Road with the Parish Council and the local community on a number of previous occasions. We remain committed to working with the local community to bring forward these plans and would be happy to meet to discuss how they could or should be incorporated within the Neighbourhood Plan together with the very substantial range of benefits to the community acknowledged by many at our own public consultation event last year.

As far as the Local Plan is concerned there is also the requirement for delivery of SANGS and the Clyst Valley Regional Park which need to be reflected in the Neighbourhood Plan as well as the requirement for growth in rural areas.

Yours sincerely



**SIMON STEELE-PERKINS**  
**Director**  
WADDETON PARK LIMITED



Enc.

Our Ref NS/PCL/ 1560  
Date 15<sup>th</sup> May 2017



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Cllr Mark Readman

By email to: [REDACTED]

Dear Cllr Readman,

## ROCKBEARE PARISH NEIGHBOURHOOD PLAN (1<sup>ST</sup> CIRCULATION)

We write with regards to the above public consultation on the Rockbeare Neighbourhood Plan and thank you for the opportunity to comment. We act on behalf of Waddeton Park Ltd.

These comments should be read alongside the comments provided by Waddeton Park Ltd (letter dated 24<sup>th</sup> November 2016).

In order for a draft Neighbourhood Plan or Order to be put to referendum and be made, the Plan or Order 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 include of particular relevance:

- (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;*
- (d) *The making of the order contributes to the achievement of sustainable development; and*
- (e) *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).*

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.

The Framework states that planning should:

*"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth"* (paragraph 17)

In line with the Framework, the National Planning Practice Guidance (NPPG) highlights the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. The NPPG states:

*"- A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, public houses and places of worship. Affordable and accessible rural housing is essential to ensure viable use of these local facilities.*

*- Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan"* (own bold) (paragraph ref. 50-001-20160519).

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. Please find attached at Appendix 1 a copy of minutes of an Extra Ordinary meeting of EDDC held on the 26<sup>th</sup> March 2015, in which Officers confirmed this to be the case. Excluding such land would be an entirely artificial constraint preventing sustainable development to meet the growth needs of the area.

The preparation of the Cranbrook Development Plan is underway and intends to establish in detail how the future expansion of Cranbrook will take place. An Issues and Options consultation took place between June and July 2016. I attach a copy of our representations to this consultation, together with attachments (site plan, illustrative masterplan and parameters plan) at Appendix 2.

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. The next stage of consultation on the Cranbrook Plan is due this summer. As the exact detail of the expansion of Cranbrook remains to be defined in the Cranbrook Plan it would make sense for the Rockbeare Neighbourhood Plan to await further progress with this document.

As set out in the representations at Appendix 2, 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. We would draw attention to the comments made in relation to Landscape and Biodiversity, starting on page 4 of the letter. The Council's landscape consultant response to the previous applications at the site clearly outlined areas where development could happen, without having a wider landscape impact and being visible from Rockbeare. We agreed with these areas but consider that there is wider scope which would still ensure that negative landscape impacts are avoided.

The West End area of East Devon is not defined by way of a plan in the East Devon Local Plan. However, 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.

Waddeton Park Ltd. have discussed our proposals for the land surrounding Rockbeare Court Farm and along the London Road with the Parish Council and the local community on a number of previous occasions. We remain committed to working with the local community to bring forward these plans and would be happy to meet to discuss how they could or should be incorporated within the

Neighbourhood Plan together with the very substantial range of benefits to the community acknowledged by many at the public consultation event which was held in relation to these proposals.

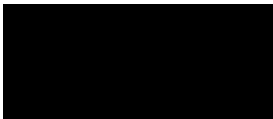
Paragraph 7.8 of the draft NP states that:


*"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**"*

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.

We trust that the above comments will be fully considered by the Parish Council. We would like to be kept informed of progress with the NP.

Yours sincerely,



Nicole Stacey BSc (Hons) MSc MRTPI  
For PCL Planning Ltd  
e: 



## Appendix 1

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the Extra Ordinary meeting of the Council held at Knowle, Sidmouth on 26 March 2015**

#### **Attendance list at end of document**

The meeting started at 2pm and ended at 5.30pm.

#### **\*61 Public Speaking**

The Chairman welcomed members of the public to the meeting and invited all those who had indicated their wish to speak to address the Council on matters relating to the proposed amendments to the Local Plan and Community Infrastructure Levy (CIL) Draft Charging Schedule.

David Mortimer spoke of the need to allow 'organic' growth, through mixed development schemes, in the rural villages in order to support existing facilities and services. He supported the Development Management Committee's recommendation to include Dunkeswell as a sustainable village in revised Strategy 27 of the Plan. He asked that Members also consider the inclusion of Chardstock, which had an undersubscribed village school and a number of other facilities/services, and other villages which had the same or more services/facilities.

Cllr David Mason raised concerns about the defined Cranbrook Plan Study Area, which currently encompassed Rockbeare village, and the proposed allocation of an additional 1550 houses to be accommodated within the defined area. He advised that assurances had been made that there would be no coalescence between the surrounding villages and Cranbrook and therefore requested that the Study Area be amended to exclude the agreed Neighbourhood Areas for Rockbeare, Clyst Honiton and Broadclyst.

Lynne Askew spoke of the importance of having a Masterplan for the whole of the West End to allow for cohesive development and avoid sporadic development. She referred to infrastructure concerns, including junctions 29 and 30 being at near capacity, an insufficient bus service and lack of healthcare provision at Cranbrook. The importance of a clear management plan for the River Clyst and provision of community facilities was also highlighted.

Dr Cathy Gardner spoke of profit being the main incentive for developers, whether building one house or hundreds, and the Council being responsible for managing development in order to protect the District's landscapes for future generations. Housing needed to be balanced with adequate services and infrastructure.

Honorary Alderman Vivienne Ash asked that the consultation on the proposed changes be extended or delayed to take into account the election period. She raised concern that parish and town councils would not be able to respond under the current proposed timetable and that an extension to, or delaying the start, would ensure a more meaningful consultation.



**\*62 Declarations**

Cllr Stuart Hughes – Min no. 63 & 64

Personal interest

Reason: DCC Cabinet Member for Highway Management and Flood Prevention

Cllr Ray Bloxham – Min no. 63 & 64

Personal interest

Reason: Resident of Cranbrook

Cllr Helen Parr – Min no. 63

Personal interest

Reason: Landowner of the Rowan Drive site in Seaton was secretary to the local Conservative Association

Cllr Jim Knight – Min no. 63

Personal interest

Reason: Grazed horses on the Rowan Drive site in Seaton.

**\*63 Proposed amendments and supporting evidence to the New East Devon Local Plan**

The proposed amendments and supporting evidence to the new East Devon Local Plan had been considered in detail by the Development Management Committee at its special meeting on 23 March 2015. The recommendations of the Committee, which had been circulated to all Members, were considered by Council in reaching its decisions.

The Chairman of the Council invited the Chair of the Development Management Committee, to address the Council. Prior to presenting the recommendations, Cllr Parr briefly set out the background to how the Council had reached the current stage of the Local Plan process.

She advised that the Plan, shaped through extensive public consultation and having evolved over a number of years, set the blueprint for how the Council wished to see East Devon develop over the years ahead. The Plan sought to strike the right balance between development needs and conservation.

The Plan accommodated substantial growth in the West End with far more modest levels of development in the rest of East Devon, which was primarily focused on serving and meeting local needs, as sought by the town and rural communities. Higher levels of growth were proposed in Axminster, reflecting the wishes of the Town Council.

Following the Examination Oral hearing sessions in early 2014, the Inspector had written to the Council asking for further work on aspects of the Plan. This work had unfortunately taken longer than hoped, however was now completed to the point where proposed changes were identified in the Plan. The Committee, at its special meeting, had concentrated its efforts on a series of proposed changes which primarily arose from changes that the Inspector himself identified were relevant.

The Chairman asked the Chief Executive to highlight the key recommended changes to the Plan.



The Chief Executive referred to the four main stages in the production of the Local Plan and numerous stages of consultation. Members were reminded that in his letter to the Council in March 2014, the Inspector had asked for further work on:

- Housing numbers
- 5 year housing land supply and housing distribution
- Plan period
- Provision for gypsy and travellers

The key changes to the Plan, as recommended by the Development Management Committee, were outlined as:

- Amending the Plan to run from 1 April 2013 to 31 March 2031 in line with the SHMA;
- Providing for an Objectively Assessed Housing Need figure of 950 homes per year (17,100 new homes over the 18 year period). In the recommended policy changes it was projected that the Plan would provide for 18,241 new homes across the Plan period – the ability to accommodate an additional 1203 homes above the Objectively Assessed Need Figure provided positive flexibility in terms of future housing provision. The established policy approach of directing development to the Growth Point would be maintained, with limited levels of growth to the towns and development limited in the villages.
- Site specific changes in respect of:
  - Cranbrook (Strategy 12) – Deletion of the ‘indicative location’ house, shown in the Plan submitted for examination, and proposed a defined ‘Cranbrook Plan Study Area’ for an additional 1550 homes for Cranbrook. Consultants had been appointed to produce a masterplan for the Study Area – this process would involve consultation.
  - Tithebarn/Mosshayne Lane – Allocating a further 900 homes on land to the east of the existing permitted site.
  - Winslade Park – Allocation of 150 through the redevelopment and reuse of existing redundant office buildings and some infill development. Provision was also made for 0.7 hectares of B1 employment uses. Members were asked to note that the site boundary had been amended since the Special Development Management Committee meeting to exclude St Mary’s church and 2 houses in separate ownership that were included in the original site boundary in error.
  - Intermodal site – Revised policy wording to enable allocation of a safeguarding area for the rail head at the Intermodal site to ensure the availability of the land for future provision and to resist development that could adversely impact on or prejudice longer term provision. The need for the change arose from uncertainty over the deliverability and demand for the railhead and the need for clarity over what would be required to facilitate delivery of the site. The delivery of the site had a direct impact on housing numbers, which was one of the main concerns of the Inspector.
  - Reserve site at Seaton – Deletion of the reserve site at Seaton due to projected development levels at the town reaching expected levels and therefore the site was no longer required. The mixed-use employment and recreation site remained an allocation in the Plan.
- Villages in East Devon (Strategy 27) - classification of a) villages where the full range of housing needs could be accommodated (to include Dunkeswell) and b) villages where development focused on meeting identified local affordable housing needs would be permitted. Villages wishing to promote development,



other than that which was supported through Strategy 27 and other strategies in the Plan, could do so through the production of a Neighbourhood Plan.

- Cranbrook policy wording – updating policy references and making specific reference to the Cranbrook Plan work and production of a Cranbrook Development Plan Document.
- New policy wording proposed in respect of noise issues arising from Exeter Airport.
- A commitment to working with West Dorset District Council.
- Greater reference to the relevance of habitat regulations and mitigation measures (particular relevance at Exmouth) was included.
- Duplications of text removed and simplifications made.
- New text was added to reflect joint working with the airport on their masterplan for the future development of the airport.

Members also noted that:

- In light of the new SHMA, recent permissions and commencements on site, that the Council could now demonstrate a 5 year housing land supply. Projections showed that the position would be further enhanced upon following adoption of the Plan and could be maintained.
- The draft emerging Gypsy and Traveller identified needs of around 37 pitches, which would be addressed through a separate Development Plan Document.
- The Tree TaFF, which had met the previous day, was recommending production of a Tree Strategy. Additional text had been added to the Plan, since the Special Development Management Committee, to make reference to this work.

Subject to Council's agreement to the proposed changes, the next stage was to seek the agreement from the Inspector in respect of the appropriateness of future consultation. A six week consultation on the proposed changes, the evidence that informed the changes and questions proposed by the Inspector would follow and depending on the responses received, and the availability of the Inspector, oral hearing sessions of examination should restart in 2015 and subject to being found sound, the Plan could be adopted later in the year/early 2016.

The Chairman proposed the recommendations as set out in the Special Development Management Committee minutes and invited Councillors to debate them.

Councillor Ray Bloxham made a proposal, which was seconded, that Strategy 12 be amended to exclude the agreed Neighbourhood Plan Areas for Broadclyst, Clyst Honiton and Rockbeare from the Cranbrook Plan Study Area. He advised the proposed Study Area had raised a number of concerns within the villages surrounding Cranbrook. The proposed Study Area did not reflect the governance review boundary or respect the approved Neighbourhood Plan Areas.

Points raised on the proposal included:

- Neighbourhood Plans had been promoted to villages as a way of achieving controlled development – this process should be respected and not undermined;
- Uncertainty whether the additional 1550 homes allocated to Cranbrook could be accommodated in the area that would remain – the Inspector needed to be aware that although it was the Council's ambition to provide the proposed levels of housing at Cranbrook there were constraints;



- The Council had accepted a policy approach of directing development to the West End. There would be consultation with the surrounding parishes through the masterplan process;
- The surrounding villages' Neighbourhood Plans would need to address the Cranbrook expansion;
- The masterplan would take into account constraints, such as green wedges, noise sensitive areas, and identify the most suitable site/s for the additional housing;
- Include specific reference in the Strategy to consultation with surrounding parishes;
- There would eventually be a need for a second governance review – the parish of Cranbrook could not include the Neighbourhood Plan Areas of other parishes.
- Officers raised concern as to whether 1550 could be accommodated on the land that would remain within the study area once the neighbourhood plan areas had been excluded. Constraints from airport noise in particular engine testing and the landscape impact mean that there is not sufficient evidence to support 1550 homes on the remaining land.

The amendment was voted on and carried. Councillors were invited to continue debate on the recommendations. Points raised included:

- The need for Members to understand the housing and employment evidence;
- The housing and employment figures needed to 'hang together'. Projected housing completions showed high levels of housing being delivered in the early years of the Plan – the key employment sites would be delivered at a steadier rate.
- Risk was identified within the supporting evidence about making an assumption that growth would occur across the whole of the Plan period. Regular reviews of housing and employment delivery were required;
- The Inspector had not made any recommendations in respect of housing numbers – he had asked for evidence;
- Consultants employed to establish housing requirements had only been asked to look at housing need based on highest projected job growth and did not consider requirements based on lower projections of job growth.

Councillor Claire Wright proposed, seconded by Councillor Roger Giles, that the consultants employed to undertake assessment of future job growth and establish housing requirements for the District (Ash Futures and Edge Analytics) be invited to the next Overview and Scrutiny meeting to explain how their conclusions had been reached. Points raised on the proposal included:

- The projected growth was unrealistic, undeliverable and would be damaging to both the District's economy and environment;
- Proposed job growth was over ambitious. Projections needed to be revisited;
- Development Management Committee was the most appropriate committee to question the consultants;
- Inspector would come to his own conclusions on the evidence submitted in respect of housing need and job growth projections;
- The projected housing completions graph showed higher levels of delivery in the earlier years of the Plan period as it included extant permissions;



- Higher levels of projected job growth for East Devon resulted from the District having a growth area.

The proposal was put to the vote and lost.

Councillor Claire Wright proposed (seconded by Councillor Roger Giles) that the consultation on the proposed changes to the Plan and supporting evidence be extended to eight weeks, taking it beyond the election period, to ensure that parish and town councils were in a position to be able to comment. The Chief Executive advised that the consultation would be carried out on behalf of the Inspector and therefore it would only be appropriate to write to the Inspector to ask that the consultation period be extended – the proposal was amended to reflect this advice. The Inspector had been clear that the upcoming elections were not an impediment to the Plan process. The proposal was put to the vote and carried.

Further comments on the recommendations included:

- Developers definition of 'affordable' wasn't achievable on the area's average wage;
- Concern raised about creating urban sprawl between Exmouth and Exeter;
- The need to ensure that infrastructure was delivered at the same rate as the developments. The lack of health care provision was of particular concern;
- House prices reflected the demand for housing in the area;
- Objection to the extension of Dinan Way, due to increased traffic on the A376.

Councillor Andrew Moulding proposed, seconded by Cllr Jim Knight that Chardstock be added to the list of settlements to have a Built Up Area Boundary as it was a thriving community with a number of key services/facilities. Points raised on the amendment included:

- The village was not served by public transport;
- Views of the parish council had not been sought;
- More appropriate for the village to identify appropriate levels of development through a Neighbourhood Plan.

The proposal was put to the vote and carried.

Councillor Geoff Pook, seconded by Councillor Andrew Moulding, proposed that the wording in paragraph 15.2 (Chapter 15 - Smaller Towns, Villages and Countryside) be kept as written in the Plan and not amended to include 'promoting sustainability' as recommended by the Development Management Committee. The proposal was put to the vote and carried.

Councillor Stuart Hughes, seconded by Graham Troman, proposed the removal of the employment allocation to the north of Sidford from the Plan (Strategy 26). He spoke of the unsuitability of the site due to its location and the opportunity for further employment provision on Alexandria Industrial Estate. Points raised on the proposal included:

- Level of employment land proposed for Sidmouth was not justified and would result in over provision;
- Concern about the removal of the reference to 'ancillary' within the Strategy;



- No community support for the allocation;
- More suitable sites for employment identified;
- Alexandria Industrial Estate should be used to its full potential before looking at alternative sites;
- Allocation should be left in the Plan and advisory note sent as recommended by Development Management Committee.

The Chief Executive advised the Council that the Inspector had heard representations in respect of the allocation during the Examination Oral Hearings and had not been identified in the Inspector's letter as an area for further work, therefore Officer advice would be to allow the Inspector to reach his own conclusions in respect of the allocation. He also expressed concerns that the more changes made to the plan the greater the risk of the inspector being concerned that the plan had fundamentally changed and could not progress.

The proposal was put to the vote and carried.

Cllr Ray Bloxham made a proposal, which was seconded, that the text in Policy E7 (Extensions to existing employment sites) be amended to exclude Hill Barton and Greendale Business Parks from the policy as these two sites would be covered by the Villages Development Plan Document. This proposal was put to the vote and carried.

**RESOLVED:**  
that Council:

1. endorses and accepts the draft Schedule of Changes to the East Devon Local Plan, including the following key proposed changes:

- Amending the Plan period to start on 1 April 2013 to an end date of 31 March 2031;
- Providing for an Objectively Assessed Housing figure of 950 new homes per year (17,100 new homes over the 18 year period);
- Notes that the revised Plan projects that 18,303 new homes will be provided for the Plan period (*however with deletion of land at Clyst St Mary and adjustment of housing number at Rowan Drive, Seaton, see below, the figure drops to 18,241*);
- Including a definition of the Cranbrook Plan Study Area (within which to accommodate an extra 1550 houses) and deletion of the house symbol south-west of the part developed Cranbrook land;
- Allocation of housing sites at Tithebarn/Mosshayne Lane and Winslade Park (Clyst St Mary);
- Allocation of a safeguarding area of land at the Intermodal site for a railhead.
- Deletion of the reserve site in Seaton as an allocation;

together with the series of minor further proposed changes in the addendum report, subject to the following additional amendments (not including minor typographical and consistency amendments):

- a) Chapter 6 – Inclusion of text after paragraph 2.7 summarising projected development and population change and reinstatement of a table showing housing provision at Appendix C/3.



- b) Chapter 10 (Exmouth), Habitat Mitigation in Exmouth – Broaden wording to include strategic developments beyond those within the Masterplan.
- c) Strategy 12, Development at Cranbrook – Reference to health to be included in point 4.
- d) Strategy 12, Development at Cranbrook – text to be amended to read ‘...further expansion/intensification of Cranbrook to accommodate a further 1550 houses and associated job, social, community and education facilities and infrastructure, outside the designated Neighbourhood Areas of Rockbeare, Broadclyst and Clyst Honiton’.
- e) Chapter 15, Smaller Towns, Villages and Countryside: Proposed new policy on the re-development of redundant offices complex at Winslade Park and land adjoining Clyst St Mary – Remove the proposed northerly (Greenfield) land allocation at Clyst St Mary and reduce the total housing allocation figure for Clyst St Mary to 150, on the Brownfield land.
- f) Chapter 15, Smaller Towns, Villages and Countryside: Revised Strategy 27 – Dunkeswell and Chardstock to be included in the list of settlements to receive a Built-up Area Boundary and policy wording for those settlements not listed, to be amended to refer to community led development (for example Community Land Trusts)..
- g) Chapter 16, Thriving Communities, 16.10 – Amend to read ‘...associations of businesses..’
- h) Chapter 16, Thriving Communities, 16.23 – Amend to read ‘Community self build schemes supported by Housing Associations and others, for example Community Land Trusts, can...’
- i) Chapter 17, Climate Change and Renewable Energy, 17.10 – Include reference to the replacement for the Code for Sustainable Homes.
- j) Strategy 25, Development at Seaton – Housing allocation for north of Rowan Drive to be amended to provide 30 new homes.
- k) 6(d) – Sidmouth employment allocation north of Sidford (Site 041A/041B) be removed from the Plan and the relevant inset map be redrawn to exclude the site.
- l) Strategy 34, District Wide Affordable Housing Provision Targets – In the paragraph addressing viability issues include reference to overage clause in respect of future profits and affordable housing provision, where levels provided fall below policy targets.
- m) Chapter 20, Monitoring – Health and social care to be added to the list of key monitoring indicators.
- n) References in the Plan to the 2001 Census to be updated to 2011 Census.



- o) Setting the context – In the paragraph addressing the Village Development Plan Document delete reference to allocations of land and add text after ‘villages’ to read ‘..and for Hill Barton and Greendale Barton Business Parks’.
  - p) Policy E7, Extensions to existing employment sites – text to be amended to exclude Hill Barton and Greendale Business Parks from the policy.
2. endorses and accepts the additional evidence used to inform plan changes and produced as supporting evidence to the Plan;
  3. agrees to requesting the Inspector to propose relevant questions to ask as part of a subsequent consultation process;
  4. agrees to give delegated authority to the Service Lead – Planning Strategy and Development Management to make changes to the Local Plan prior to a consultation exercise being carried out to correct any typographical mistakes or to ensure consistency throughout;
  5. agrees to write to the Inspector to ask that the public consultation on the proposed changes, the evidence that informs the changes and questions posed by the Inspector, be extended to eight weeks (instead of six), to take the consultation beyond the election period.
  6. agrees that, after consultation is concluded, responses received (which will be public documents) be forwarded directly to the Inspector and a request made to the Inspector to recommence oral hearing sessions as soon as reasonably possible.
  7. agrees that responses received to the consultation be reported back to Development Management Committee.

**\*64 Amendments to the Community Infrastructure Levy (CIL) Draft Charging Schedule and response to the Inspector's concerns.**

The draft Charging Schedule for East Devon had been submitted for examination in August 2013 alongside the new Local Plan. Following an examination hearing in March 2014 the Inspector had written to the Council outlining key issues he felt needed to be addressed. Concern had particularly been raised regarding the evidence behind the residential and retail charges proposed for Cranbrook; the report set out a proposed response to these concerns. In addition, the report addressed aligning the Charging Schedule and its supporting evidence with the new allocations proposed in the Local Plan. An early review of the CIL Charging Schedule would be required when the site(s) for the proposed additional 1550 homes at Cranbrook was identified.

The Council considered and accepted the recommendations from the special meeting of the Development Management Committee.



**RESOLVED:**  
that Council:

1. agrees the amendments to the Draft Charging Schedule and maps in order to propose a £0/sqm charge for retail development at Cranbrook;
2. agrees the amendments to the Draft Charging Schedule and maps in order to extend the £80/sqm charge for residential development in the edge of Exeter allocations to apply to the newly proposed allocation of land at Mosshayne;
3. agrees the introduction of a specific review trigger for the Charging Schedule associated with the Cranbrook plan and production of a DPD to allocate additional development at Cranbrook.
4. agrees the proposed additional report (Appendix 1) prepared in response to Inspector's concerns raised in his letters to the Council regarding proposed CIL charges at Cranbrook;
5. agrees to requesting the Inspector to propose relevant questions to ask as part of a subsequent consultation process;
6. agrees, to undertake a six week public consultation on the Revised Draft Charging Schedule, the evidence that informs the changes and the questions proposed by the Inspector;
7. agrees that, after consultation is concluded, responses received (which will be public documents) be forwarded directly to the Inspector and a request is made to the Inspector to recommence oral hearing sessions in conjunction with the reconvened Local Plan hearings;
8. agrees that responses received to consultation be reported back to Development Management Committee; and adopts the Cranbrook IDP and Sports, Leisure and Recreation at Cranbrook Report for use in assessing and determining planning applications.

**Attendance list - Councillors present:**

Graham Godbeer, Chairman  
Christine Drew, Vice Chairman  
Mike Allen  
David Atkins  
Ray Bloxham  
Susie Bond  
Peter Bowden  
David Chapman  
Maddy Chapman  
Iain Chubb  
David Cox  
Deborah Custance Baker  
Alan Dent  
Paul Diviani  
Vivien Duval Steer  
Jill Elson  
Martin Gammell  
Roger Giles  
Steve Hall  
Peter Halse  
Tony Howard  
Mike Howe  
Stuart Hughes  
John Humphreys  
Ben Ingham  
Stephanie Jones  
Sheila Kerridge  
David Key  
Jim Knight  
Andrew Moulding  
Frances Newth  
Helen Parr  
Geoff Pook  
Ken Potter  
Pauline Stott  
Peter Sullivan  
Ian Thomas  
Graham Troman  
Phil Twiss  
Mark Williamson  
Tim Wood  
Claire Wright  
Tom Wright

**Honorary Aldermen**  
Vivienne Ash

**Officers:**

Mark Williams, Chief Executive  
Richard Cohen, Deputy Chief Executive  
Amanda Coombes, Programme Officer  
Matt Dickins, Planning Policy Manager  
Ed Freeman, Service Lead – Planning Strategy and Development Management  
Henry Gordon Lennox, Strategic Lead – Legal, Licensing and Democratic Services  
Tim Spurway, Neighbourhood Planning Officer  
Hannah Whitfield, Democratic Services Officer

**Councillor apologies:**

Roger Boote  
Peter Burrows  
Bob Buxton  
Geoff Chamberlain  
Trevor Cope  
Steve Gazzard  
John Jeffery  
Chris Wale

Chairman ..... Date.....

## Appendix 2

Our Ref RAB/PCL/1566  
Date 25<sup>th</sup> July 2016



East Devon District Council  
Cranbrook Growth Point Team  
Knowle  
SIDMOUTH  
EX10 8HL

PCL Planning Ltd  
1<sup>st</sup> Floor  
3 Silverdown Office Park,  
Fair Oak Close,  
Clyst Honiton,  
Exeter,  
Devon, EX5 2UX  
United Kingdom

Dear Sir/Madam,

## CRANBROOK DEVELOPMENT PLAN ISSUES AND OPTIONS CONSULTATION RESPONSE

This letter is submitted on behalf of our client, Waddeton Park Ltd, in respect of the current issues and options consultation on the Cranbrook Development Plan (CDP).

Waddeton Park Ltd have a land interest, to the immediate south of London Road, which is relevant to the options being considered within the consultation document. The land has been the subject of two previous outline planning applications (References: 15/0371/MOUT & 15/1825/MOUT), which both showed how land south of London Road could be developed in a sympathetic manner to ensure that there were no adverse impacts, particularly in relation to landscape, heritage and ecology. Waddeton Park Ltd is now focused on working with East Devon District Council (EDDC) in the preparation of the CDP so that the potential of their site can be realised. Please find enclosed a site plan, illustrative masterplan and parameters plan.

### Objectives and Issues

#### *Health and Wellbeing*

#### Airport Noise and Expansion

One of the key issues raised in terms of health and wellbeing is the interrelationship between the potential south west expansion area and Exeter International Airport.

There is no need to accept negative impacts as there are alternative options for where the required housing can be provided. The Council should therefore plan positively and utilise unconstrained land available elsewhere within the plan area. Indeed, it is surprising that residential development is shown in these areas as part of all options but in particular Options 1 and 3. We wonder whether really these should be presented as possible options and consider that

Options 1 and 3 should be immediately discounted. This is particularly the case given that the intention is not to provide SANGS in such a noisy environment.

We think that the CDP should be seeking to achieve the highest quality residential environment for its prospective residents and therefore the imposition of the World Health Organisation and British Standards Institute should be taken forward. The Plan should therefore locate no housing within these areas and instead look to locate non-sensitive and less sensitive uses within the area affected by airport noise above the recommended levels. Taking forward this approach would ensure that housing is appropriately located so that future residents will enjoy a better quality of life.

Not placing housing in these areas will also mean that Exeter International Airport can continue to operate and expand without having to be faced with conflict with adjacent housing. This is a positive effect which will be beneficial for the local area/economy and region more widely.

#### An active and engaged community

The provision of a range of good quality public open space on the doorstep of the town will play an important part in encouraging and facilitating good health and wellbeing. **Indeed, my client's land has the potential to deliver a range of open space, including large area of Country Park, to the immediate south of the town.**

### *Culture, Community and Sport*

#### Space for social and cultural activity

The provision of a range of cultural, community and sports provision will be important if a high quality living environment / town is to be created. Access to a range of spaces that provide opportunities for social and cultural interaction should therefore be encouraged.

Specifically, we wish to point out that the land to the south of London Road has the potential not only to deliver housing and commercial uses, in line with the opportunities for London Road highlighted in the consultation document, but also social and cultural activity in the form of a small public square/local centre that could accommodate a café and restaurant/public house as well as community uses. It also has a range of options in terms of the types of open space it could deliver which could be utilised for community/social events by residents.



## *Economy and Enterprise*

### Supporting local entrepreneurship and the need for flexibility

It is important that Cranbrook provides space for all types of enterprise. The large scale enterprise requirements are proposed and being met at Skypark however there needs to also be small scale provision located across the town in appropriate locations to accommodate the needs of small local sized business. It is also important that the flexibility is provided to allow for the provision of mixed use areas.

London Road already has a handful of commercial uses along it which could built upon to provide more opportunities for small businesses. Furthermore, London Road provides the opportunity to provide flexibility and deliver mixed use areas.

**In relation to my client's land, the previous** outline proposals submitted included mixed use areas adjacent to London Road which would have provided scope for the provision of employment/commercial uses alongside residential.

## *Transport*

One objective that we consider has been omitted within those identified in the consultation document is reducing the need to travel. It should be a clear objective of the CDP to pursue a development form that will reduce the need to travel.

This can be achieved by maximising the development potential of land within close proximity to the town centre and to the south of London Road, and avoiding an overly elongated form of development that extends unnecessarily far to the east and west. Given the landscape and noise constraints present at the eastern and western extremities of the plan area it seems that there is added justification for pursuing this more sustainable settlement form.

### Trains

We question whether a second railway station is appropriate particularly given that there is already a station at nearby Whimple. It seems more that the location of the first station is a mistake and has failed to maximise accessibility for residents by being located where it is and the fact it is separated from the built form of the town. Rather than a second station, the solution to this is perhaps a dedicated and frequent shuttle bus service that operates during commuting hours.

## *Landscape and Biodiversity*

### Landscape setting and impacts

We agree that there is a need to ensure that landscape impacts associated with the town are minimised as far as possible. Development in the most exposed areas should therefore be avoided.

We agree that development north of Rockbeare beyond the ridgeline is not visible from the wider landscape and not result in negative adverse impacts on views from Rockbeare - unlike potential development areas being considered for the south west expansion area.

**Given my client's landholding to the south of London Road is in a location where** impacts on landscape have been a consideration from the outset we are fully aware of the need to pursue a development form that ensures that wider landscape impacts are avoided.

Indeed, the development proposals submitted in outline form previously were designed to ensure that such impacts were avoided - we were aware of the ridgeline and therefore proposed that the areas for development were stepped back from this. (see attached Parameters Plan). We were also clear that with a high quality landscape strategy being implemented the development proposed would blend in well and could enhance views from the wider landscape and Rockbeare.

**The Council's landscape consultant response to our application submission** clearly outlined areas where development could happen south of London Road without having a wider landscape impact and being visible from Rockbeare (see enclosed plan). We agreed with these areas but consider that there is scope to go further and still ensure that negative landscape impacts are avoided.

In terms of other areas within the CDP area that are subject to landscape impact constraints it is clear that in the eastern quarter of the south west expansion area and the north eastern corner of the eastern expansion area are highly sensitive and visible in landscape terms – this is made clear in the consultation document and is further **evidenced in the Council's landscape consultant's** response to the outline planning applications submitted in relation to these two expansion areas.

In relation to the eastern expansion area the following comments from the landscape consultant are worth noting:

*"To the east the land rises towards Higher Cobden, with extensive views across the development area..."*

*The stream valley, small hedged fields and rising ground are all important landscape features which require consideration not only as potential*

*features with the expansion area but also as features of a wider landscape...*

*The site is included in the Local Plan as a Cranbrook Expansion site but unfortunately seems to have been allocated without due regard to the distinctive landscape features...*

*The development cells to the far north east and east of the site are remote and on rising ground...*

*All residential development should be kept to the west/south west of the floodplain, with the floodplain and allocated land to the north east forming a distinctive and attractive buffer which can contain elements of Country Park, cycle routes, agricultural land and possibly allotments..."*

In relation to the southern expansion area the following comments from the landscape consultant are notable:

*"The landform is quite distinct from that of the western expansion area, exhibiting rising ground from the B3174 and the current southern edge of Cranbrook, to a hilltop close to Treasbeare Farm, before dropping relatively steeply to the east, south and west. Despite the location of the airport at the foot of the hillside south of Teasbeare Farm, the site is largely seen in a rural context..."*

*The rising ground leading to the hilltop near Treasbeare Farm and the extensive views from the site in all directions give the site an exposed appearance when compared with the relatively low elevations of the development areas to the north of the B3174. At present the site forms an important and distinctive component of the setting of the existing Cranbrook development and forms a rural buffer between Cranbrook and Exeter Airport and Rockbeare...*

*The visual impacts of the proposed development has been grossly underestimated. When viewed from the north and north west the increase in elevation above the existing high points of Cranbrook, by up to 25 metres, means that the proposals will dominate the skyline and will be clearly visible as an incongruous urban feature, both by day and at night, where light spill and point light sources will become a major issue. The existing urban form tends to be concentrated at lower elevations in the area with the hilltops relatively free from built intrusions.*

*To the east the development will be seen breaking the skyline on the ridge above the village of Rockbeare. The uninterrupted rural skyline is an important feature of the village setting and will become urbanised if the proposed development were to be progressed. Daytime views and night-time light spill would be significant issues. Additionally, there would be longer views into the site from the hills beyond Whimble.*

*To the south and west, the rural hillside and farmed landscape provides an elevated rural buffer between Cranbrook and Exeter Airport, with Treasbeare Farm being a prominent feature on the hillside. There are numerous public and residential views north, where the hillside and uninterrupted ridgeline are distinctive and prominent features in the landscape. The proposed development will result in an extensive ridgeline development and the urbanisation of the west facing hillside. At night light spill and point light sources will become a significant feature.*

*The site forms an important rural buffer and is a prominent landscape and visual feature, visible for a considerable distance in all directions. The current significance assessment of landscape and visual impacts is very sketchy and grossly under-estimates the impacts where they have been assessed."*

With regard to landscape impacts on listed buildings, it should be noted that the eastern areas of the proposed south west expansion area are visible from Rockbeare Manor (a Grade I listed building). This is therefore another reason to propose no development at this location.

It is our view that the CDP should therefore avoid development/built form from both of these visually prominent locations.

### Benefits of Green Infrastructure

We agree that the provision of well-designed green infrastructure can have benefits for implementation of SUDS, health and wellbeing and opportunities for food production.

In fact, we would like to point out that the green infrastructure that is proposed **as part of my client's scheme to the south of London Road provides** the opportunity to deliver all of these benefits through the provision of soakaways/swales, community orchard/allotments and large areas of amenity open space and country park.

### Natural Green Space and SANGS

A fundamental part of the development of Cranbrook is the provision of the Suitable Alternative Natural Green Space (SANGS) as part of the proposed Clyst Valley Regional Park. It is therefore surprising that the consultation document does not include any detail on the scope for the provision of SANGS as part of the options being considered as this is a key part of the overall mix of land uses to be accommodated and will have a bearing on the overall level of land required. The preparation of the CDP provides an opportunity to ensure measures are integral to the plan and fully secured.

The delivery of SANGS to date has been none existent and needs to be increased rapidly. It is clear that SANGS needs to be provided up front to ensure that adverse impacts on the European Wildlife sites are appropriately mitigated. The

South East Devon European Site Mitigation Strategy has failed to date to ensure the delivery of SANGS so the CDP therefore needs to look at options for delivering SANGS in detail so that it can be advanced promptly/in a timely manner.

The Footprint ecology report is clear on the fact as development is proceeding a rapid rate at Cranbrook it is critical that mitigation is in place and effective prior to development and that the CDP must provide a mechanism to ensure mitigation is in place with timely delivery. However, it should also be made clear that there is an immediate need for catch-up as recreational impacts are occurring presently, which is unlawful and any further development cannot proceed without otherwise this will be unlawful.

My clients land is within land designated for the Clyst Valley Regional Park and has the ability to meet all the criteria for SANGS outlined in the footprint ecology report (dated 27 May 2016) produced as part of the evidence base to this consultation. Whilst we acknowledge that land subject to flooding frequently is less attractive and reduces accessibility it is clear that there is overriding need to deliver SANGS that means that disregarding all land subject to flooding is not practical or appropriate. **In relation to my client's land** specifically this does include some areas that are subject to occasional flooding however there are also large areas which are not. Further, it should be noted that the scheme proposed by my client involved a flood alleviation scheme that would reduce the flooding that occurs on some of the land.

In terms of noise and how this can affect the suitability of land for SANGS, it is clear that providing SANGS in areas of high noise, such as next to Exeter International Airport, is not appropriate. However, beyond this, areas with moderate levels of noise (such as close to the flight path) should not be discounted as being unsuitable for SANGS because this is just not appropriate. Indeed, the Exe Estuary (for which the provision of SANGS is to be in part an alternative for) is subject to noise from the railway lines that run down both sides of the estuary as well as motorised boats on the water.

The land identified by the National Trust may provide some scope for SANGS however large areas of it will not be able to deliver SANGS and which are not so immediately accessible to residents of Cranbrook so there is a need for other **options to be looked at, such as my client's land to the south of London Road.**

### *Design and Mix of Use*

#### Density

It is not necessary to set and pursue a higher average density. We accept that the density of Cranbrook can be increased in parts so that overall the land required can be reduced, however, it is also clear that the landscape and heritage constraints present mean that lower density development is more appropriate in certain areas.

Specifically, we suggest that the town centre and immediate surrounding areas should look to maximise density as this is not an overly sensitive area. The town centre area could also be provided with good access to large areas of open space to the immediate south within proposed areas of country park/SANGS and other open space.

We also consider that higher density housing can be delivered at local/neighbourhood centres.

We do not consider however that the density beyond the town centre should be increased significantly above the densities already being achieved. An average density of 45 dwellings per hectare (dph) is too much and it is unnecessary to pursue this. Developers will not want to build at this density as it is not what the market demands / will not deliver the residential environment and type of housing that people want. It will also restrict the flexibility to provide a range of housing types as the focus will be on maximising density.

In terms of the scenarios considered in the consultation document, which provide alternative approaches in terms of density, we consider that the best way forward is to pursue an option that is a mix of scenarios 2 and 4 (i.e. maximises densities in certain parts of the town, town centre and neighbourhood/local centres – but which continues to allow for lower densities across the remainder of the town and in more sensitive locations).

### Designing home for Gypsies and Travellers

We agree that the CDP should looking to make the level of provision for gypsies and travellers as set out in the Local Plan and that Cranbrook is well placed to meet this need.

### The future of London Road

London Road already has a number of commercial uses and is a prominent road that has capacity and the potential to serve a key function and gateway for the new town. We agree that introducing further development on the south of London Road would enable it to fulfil this function. It would have a positive effect for the local economy by providing small scale business space for local businesses and would encourage sustainable living/travel by providing employment provision close to homes.

It is unfortunate that the adopted Local Plan includes wording that development will not be permitted within the neighbourhood plan area (NPA) of Rockbeare because this restricts the ability of this land to be brought forward for the purpose outlined above and throughout this letter.

We strongly objected to the exclusion of the NPAs during the preparation and examination of the local plan and still hold the view that the decision to exclude these areas was incorrect and not based on a sound planning judgement. The

future growth of Cranbrook should be planned in a comprehensive manner without being constrained by this.

It was clear from the minutes from the Full Council meeting on the 26 March 2015, **that officer's advised members against excluding the NPAs as this was** likely to lead to a position where there was insufficient land to deliver the levels of growth required to be provided at Cranbrook - extract from minutes:

*"Officers raised concern as to whether 1550 could be accommodated on the land that would remain within the study area once the neighbourhood plan areas had been excluded. Constraints from airport noise in particular engine testing and the landscape impact mean that there is not sufficient evidence to support 1550 homes on the remaining land."*

The LP inspector unfortunately deferred on this matter and it is now for this DPD to consider in detail. As it stands no Neighbourhood Development Plans have been progressed in any detail. It is clear to us that the presence of a NPA should not determine shape of Cranbrook and that the CDP now has the opportunity to clearly show that development within the exclude NPAs is sensible, appropriate and justified. This would then pave the way for addressing the issue created by the wording of policy in the local plan at present.

### *Delivery and Flexibility*

Seeking to achieve an average density of 45 dph and identifying reduced areas for development will restrict the flexibility to provide a range of land uses and the design of space and buildings. This is because land promoters and developers will be forced to design something to fit to these areas rather than having the scope to design something that can incorporate a full mix of uses and housing types and styles.

### Scenarios

#### *Scenario 1*

This scenario is not supported for the following reasons:

- It would result in extensive residential development in areas where residents would be exposed to noise levels above the recommended WHO and BSI limits.
- It misses the opportunity to deliver housing and other uses (e.g. public open space and SANGS) in a central and accessible location on land immediately to the south of London Road and to the north of Rockbeare.
- It proposes development in visually prominent locations within the south west and north east expansion areas.

- Lack of competition – all land shown for development is within the control of the consortium

### *Scenario 2*

This scenario is supported for the following reasons:

- It avoids to a greater extent than Scenarios 1 and 3, placing development in areas where noise levels for residents would be above the recommended WHO and BSI levels.
- It maximises the opportunity to deliver development in a central and accessible location south of London Road and to the north of Rockbeare.
- Would enable development to be steered away from the landscape sensitive areas within the south west and north east expansion areas
- Enable delivery of SANGS on the doorstep of the town as part of development south of London Road.

We do not support this scenario for the following reason:

- The scenario should be amended so that there is no sensitive development within areas where noise levels for residents would be above the recommended WHO and BSI levels.

We have noted in reviewing the options presented that Scenario 2 does not indicate scope for the provision of a neighbourhood centre on land south of London Road. As is shown with Scenario 4 this could be provided as part of this Scenario as well.

### *Scenario 3*

This scenario is not supported for the following reasons:

- It would result in residential development being exposed to noise levels above the recommended WHO and BSI limits.
- It misses the opportunity to deliver housing and other uses (e.g. public open space and SANGS) in a central and accessible location on land immediately to the south of London Road and to the north of Rockbeare.
- It proposes development in a visually prominent location within the south west expansion area that would have adverse impacts on the wider landscape.



- Lack of competition – all land shown for development is within the control of the consortium.
- Proposed increase in average density to 45 dph is too high.

#### *Scenario 4*

This scenario is supported for the following reasons

- It avoids to a greater extent than Scenarios 1 and 3, placing development in areas where noise levels for residents would be above the recommended WHO and BSI levels.
- It utilises the opportunity to deliver development in a central and accessible location south of London Road and to the north of Rockbeare.
- Would enable development to be steered away from the landscape sensitive areas within the south west and north east expansion areas
- Enable delivery of SANGS on the doorstep of the town as part of development south of London Road.

We do not support this scenario for the following reason:

- The scenario should be amended so that there is no sensitive development within areas where noise levels for residents would be above the recommended WHO and BSI levels.
- We do not agree that the average density should be increased to 45 dph.

#### Sustainability Appraisal

The Strategic Environmental Assessment (SEA) work indicates that the best performing scenario is Scenario 4. Scenario 2 is also shown to be preferable as it scores better than Scenarios 1 and 3 in terms of noise. Scenarios 1 and 3 have a double/significant negative score in terms of noise, which clearly shows that they are not feasible options for taking forward.

In reviewing the SEA, we have identified some areas where it is considered that the analysis / results are incorrect/not justified. Our observations/comments are as follows:

- In terms of the Housing objective scores we consider that Scenario 3 should be scored as a negative like Scenario 1 as the noise issue related to this scenario is the determining factor and we do not agree that a higher

average density will lead to a greater range of housing types, sizes and appearance and is therefore a positive; this can be delivered regardless of whether a higher average density figure is set or not.

- With regard to Community Services objective scores, we do not agree that Scenarios 1 and 2 should be given a negative score here. Regardless of the whether the average density is increased there will still be a large population requiring and assessing community services – being within walking distance is not a determining factor as has been assessed. All scenarios should therefore be assessed the same in this regard.
- In respect of the scores for health and wellbeing, we do not agree that Scenario 3 should be given a positive – the noise issue related to this scenario can only mean it is given a negative. Also we do not agree that higher density development will automatically lead to greater health and well-being as people are considered more likely to walk to services and facilities. If neighbourhood hubs/local centres are sensibly located and dispersed to encourage walking across the town/in all parts then it doesn't matter whether the option to pursue a higher average density is pursued. Also, it is still possible to deliver high density development around the town centre and local centres and encourage walking without setting an increased the average density.
- In terms of the Greenhouse Gas Emissions scores, we do not accept that scenarios 1 and 2 should be marked as negative/compared so poorly against Scenarios 3 and 4. Just because they are lower density options that would not encourage the delivery of a second station closer to the town centre (as much as Scenarios 3 and 4) does not mean that they cannot still deliver positive results for reducing greenhouse gas emissions. A shuttle bus service taking residents to the station could be utilised. Also the location and positioning of local/neighbourhood centres and facilities can still encourage the use of non-car modes of transport within these scenarios. Furthermore, scenarios 3 and 4 do not necessarily mean that a second station will happen where envisaged and that people will utilise the train more than the car.
- With regard to the Vitality and Viability of towns scores, we feel that the benefit of an average higher density in terms of improved viability and vitality of town centre and businesses is overplayed and that the low density approach should not be assessed as being a negative. Regardless of the whether the average density is increased the town centre will still be viable and have vitality because of the large population it will be serving. All scenarios should therefore be assessed the same in this regard.

### *Overall*

Our preferred scenario is 2 followed by 4 and we consider that scenarios 1 and 3 should be discounted moving forward.

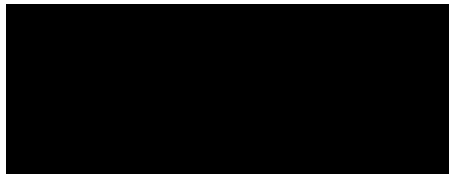
Ultimately though, we consider that a mix of scenarios 2 and 4 would be the most appropriate way forward. This proposed hybrid scenario would see high density encouraged within and close to the town centre and at neighbourhood/local centres to help reduce overall demand for land for housing.

This alternative scenario would provide the flexibility to deliver both higher density development in certain locations (town centre/neighbourhood centres) plus lower density in the more sensitive locations.

This alternative scenario would also look to remove all sensitive development/housing from within the areas where noise levels for residents would be above the recommended WHO and BSI levels.

If you have any questions related to the content of this letter please do contact me.

Yours faithfully,



Richard Bailey, BA (Hons) Dip TP MRTPI PIEMA  
For PCL Planning Ltd  
e: 

Enc.

Site Location Plan  
Parameters Plan  
Illustrative Masterplan





Accommodation Schedule	
Gross Area:	42.59 ha
Net Area:	10.33 ha
Dwellings:	250
Density:	25 dph
2 Beds:	88 (35%)
3 Beds:	76 (30%)
4 Beds:	86 (35%)
Commercial:	0.06 ha
Public Open space:	31.96 ha
Country Park West:	19.15 ha
Country Park East:	6.01 ha
Pond Habitat Area:	1.72 ha
Public Open Space:	5.08 ha

Key

- Retained trees
- Proposed trees
- Flood zone
- Village development boundary
- Ownership
- Restaurant
- Sports
- School

Legend

- A B 3174 London Road
- B Parsons Lane
- C Silver Lane
- D Rockbeare Court
- E Grange Court hotel

Urban interventions

- 1 A clear hierarchy of streets and spaces
- 2 Shared spaces
- 3 Main access road
- 4 Shared surface roundabout access
- 5 Mixed use
- 6 Low density residential edge

Landscape interventions

- 9 Green spine landscape buffer
- 10 Pond Habitat Area
- 11 Viewpoint
- 12 Country park
- 13 SUDS
- 14 Retained trees and hedgerows
- 15 Community orchards and allotments
- 16 Play
- 17 Flood Alleviation scheme





Legend

Site boundary. Total area = 42.59 ha  
Application for up to 250 dwellings

- Site Access
- Access to Rockbeare Village

Country Park (25.16ha)  
A. Country Park West (19.15ha)  
B. Country Park East (6.01ha)

Public Open Space/Green infrastructure (5.08ha)  
(including play provision and buffer planting as necessary)

Pond Habitat Area (1.72ha)

Residential parcels (C3) (10.33ha)  
Including internal roads, incidental open space and private gardens.  
Max. height 9m  
C. (2.36ha)  
D. (1.50ha)  
E. (6.39ha)

Commercial/Mixed use residential (C3/B1/A1/A3/A4/D1)  
up to 600m<sup>2</sup> gross internal area  
Max. height 12m

Pedestrian space/square (0.24ha)

Land south of London Road, Rockbeare		E
Parameters plan		LB/DE
131207 L 01 04	1:5000 @ A3	Sept 2015

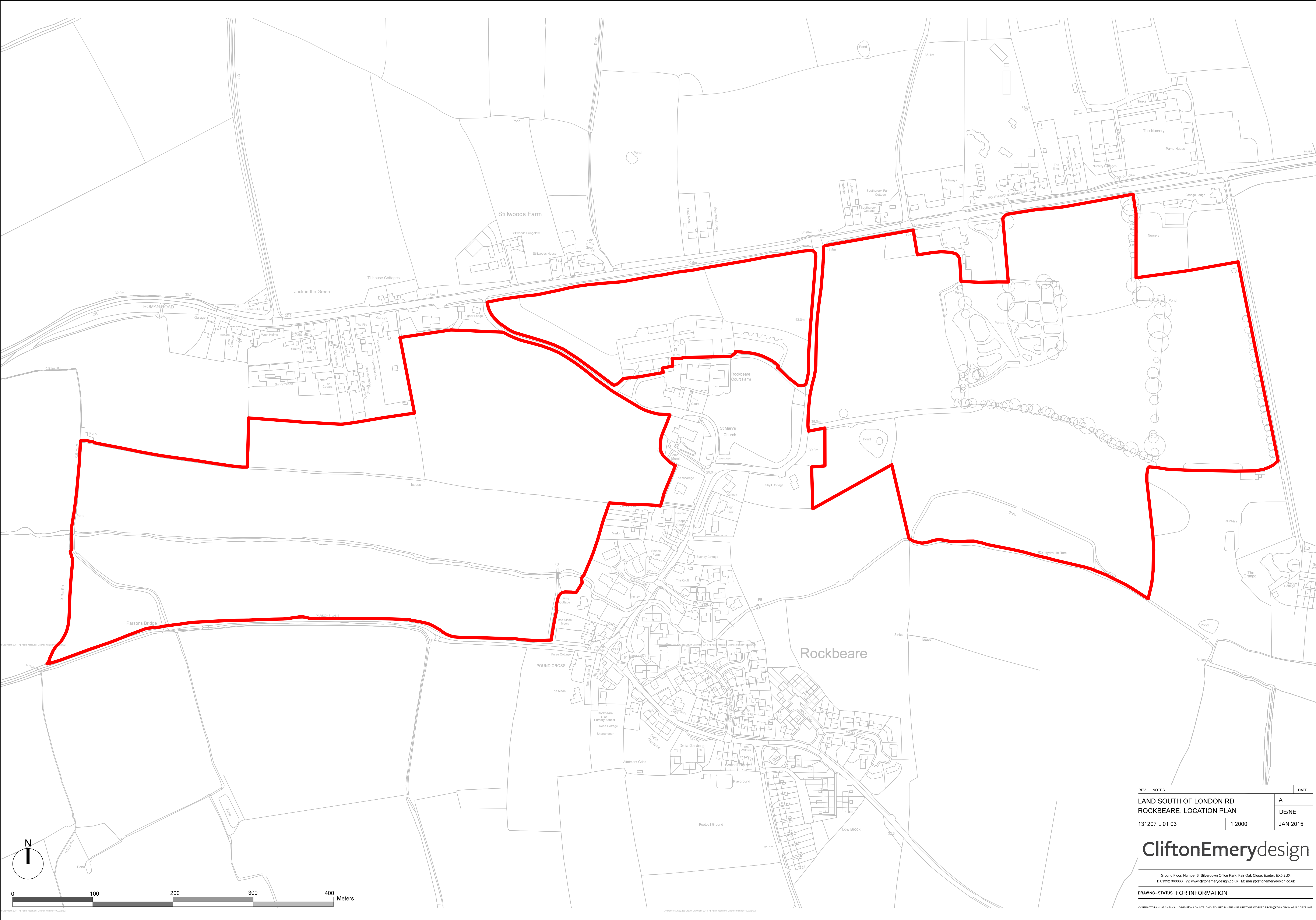
CliftonEmerydesign

Ground Floor, Number 3, Silverdown Office Park, Fair Oak Close, Exeter, EX5 2UX  
T: 01392 368866 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

Drawing Status For Approval

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REV	NOTES	DATE
A	LAND SOUTH OF LONDON RD ROCKBEARE. LOCATION PLAN	DE/NE
131207 L 01 03	1:2000	JAN 2015

**CliftonEmerydesign**

Ground Floor, Number 3, Silverdown Office Park, Fair Oak Close, Exeter, EX5 2UX  
T: 01392 368866 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

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# WADDETON PARK LIMITED

Address for correspondence and Registered Office:

GREENDALE COURT CLYST ST MARY EXETER EX5 1AW

Telephone: [REDACTED]

Fax: [REDACTED]

SSP/MRP/WPL

28 June 2017

Cllr Mark Readman  
Rockbeare Parish Council

email [REDACTED]

Dear Cllr Readman

## ROCKBEARE PARISH NEIGHBOURHOOD PLAN

I refer to the flyer recently circulated to Parish Members seeking further comments on three questions. You will note that in the representations made on our behalf by PCL Planning dated 15 May 2017 the point is made that the green wedge policies are too restrictive. It is not surprising that East Devon District Council has raised similar concerns. Given the wider context we do not understand how any answers to questions 1 and 2 will change the fact that the policy as drafted is too restrictive. It is clear that part of the land in between Rockbeare Village and London Road has been identified by East Devon District Council and their advisers as being suitable for future development. It is equally clear that there will be a need for additional land within the Cranbrook Plan area (which covers part of the Neighbourhood Plan area) in the near future and further land in the medium term.

So, the way in which questions 1 and 2 have been expressed appears to be self-fulfilling in that it seems unlikely that Members of the Parish will consider anything other than that "keeping green wedge" is very important.

In planning terms it is not. Such policies are not supported by the NPPF and the land would be "protected" by Countryside Policies in any event. Nevertheless the question is still disingenuous in that development of part of the land falling within the Green Wedge would not compromise the aims and objectives of the Green Wedge Policy (Strategy 8 EDDC LP) by maintaining an undeveloped buffer around the village, particularly around the north side, meeting all the purposes of the Green Wedge Policy set out in East Devon District Council's Local Plan. In other words, parts of the Green Wedge are more important than others

As far as question 2 is concerned such restrictive policies are contrary to the NPPF and once again the question has been asked in such a way to achieve a predictable result.

I have attached a copy of this letter to the completed form and have also sent a copy to East Devon District Council for their records.

If you have any queries please do not hesitate to contact me.

Yours sincerely

SIMON STEELE-PERKINS  
pp WADDETON PARK LIMITED

cc: East Devon District Council  
PCL Planning



## **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
			<input checked="" type="checkbox"/>

**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
	<input checked="" type="checkbox"/>

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

	Acceptable	Unacceptable
In Rockbeare village is:		<input checked="" type="checkbox"/>
In Marsh Green is:		<input checked="" type="checkbox"/>

**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:**



Freepost RTSK-CGYJ-HZCL  
 Dentacast.co.uk  
 Unit 11 Skyways Business Park  
 Fair Oak Close  
 Exeter Airport  
 Clyst Honiton  
 EXETER  
 EX5 2UL







**Our Ref RAB/PCL/1566**  
**Date 1<sup>st</sup> December 2017**



Rockbeare Parish Council  
Victoria Advent House  
Station Approach  
Roche  
PL26 8LG

**PCL Planning Ltd**  
1<sup>st</sup> Floor  
3 Silverdown Office Park,  
Fair Oak Close,  
Clyst Honiton,  
Exeter,  
Devon, EX5 2UX  
United Kingdom

w: [www.pclplanning.co.uk](http://www.pclplanning.co.uk)

Dear Sir/Madam,

**ROCKBEARE NEIGHBOURHOOD PLAN  
CONSULTATION RESPONSE**

This letter is submitted on behalf of our client, Waddeton Park Ltd, in respect of the consultation on the Pre-submission version of the Rockbeare Neighbourhood Plan (RNP).

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.

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):

- (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;
- (b) The making of the order contributes to the achievement of sustainable development; and
- (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).

Paragraph 16 of the National Planning Policy Framework (the "Framework") sets out that where communities engage with neighbourhood planning they should (where relevant):

- Develop plans that support the strategic growth needs set out in Local Plans, including policies for housing and economic development.

- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local plan.

Paragraph 184 of the Framework is also relevant and adds to paragraph 16, and in particular states:

*"Neighbourhood plans and orders should not promote less development than set out in Local Plan or undermine its strategic policies."*

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:

*"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:*

- *the emerging neighbourhood plan*
- *the emerging Local Plan*
- *the adopted development plan*

*with appropriate regard to national policy and guidance.*

*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.*

It then goes on state with regard to the importance of a coordinated approach that:

*"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."*

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:

*"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."*

### **Strategic growth and planning positively for local development**

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.

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:

*"Within Green Wedges, as defined on the Proposals Map, development will not be permitted if 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."*

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:

- add to existing sporadic development;
- be isolated development;
- damage the individual identity of Rockbeare; or
- lead to or encourage settlement coalescence.

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.

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.

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.

### **Green Wedge policy – non-conformity with LP**

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:

*"... 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."*

The draft policy in the RNP goes significantly beyond the level of restriction imposed by Strategy 8 of the Local Plan.

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).

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.

### **Lack of provision for regional park**

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.

### **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.

## **Other points**

We wish to also make the following other points on policies contained in the draft RNP:

- 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.
- Policy no. Rock09 is unnecessary as this only repeats national and local policy.

## **Our proposals**

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:

- 25 hectares of Regional Park (including SANGS provision);
- 5 hectares of public open space;
- a Flood alleviation scheme;
- an enhanced pond habitat area; and
- a mixed use local/neighbourhood centre on London Road (including employment, retail and restaurant/cafe provision).

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.

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.

## **Concluding comments**

As we set out in our previous response to consultation on the RNP (letter dated 15/05/17) it has always been clear to the Local Planning Authority that land within Rockbeare Parish would be required to meet the strategic growth needs of Cranbrook and this is now been made clear through the detail presented in the Cranbrook Plan. In its current form the RNP cannot be considered to be:

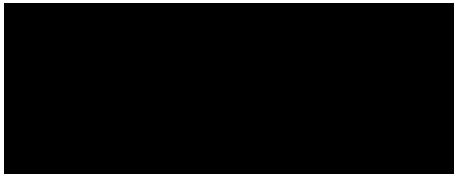
- In general conformity with strategic policies in the development plan;
- Contributing to the delivery of sustainable development;
- Effectively supporting the strategic growth of the district/Cranbrook; or
- Planning positively to support local development.



On this basis the RNP will not be found sound at independent examination and therefore needs to be amended and taken forward in a manner which makes it complementary to the Local Plan and Cranbrook Plan.

If you have any questions related to the content of this letter please do contact me.

Yours faithfully,



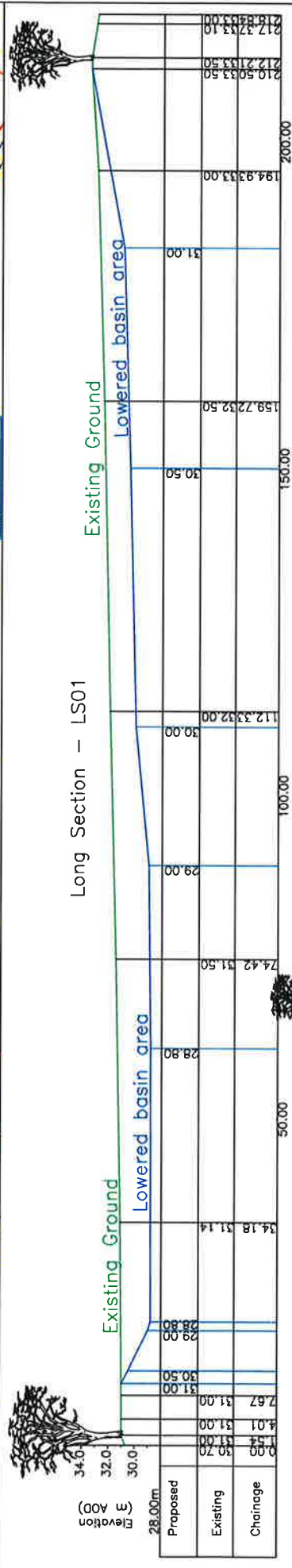
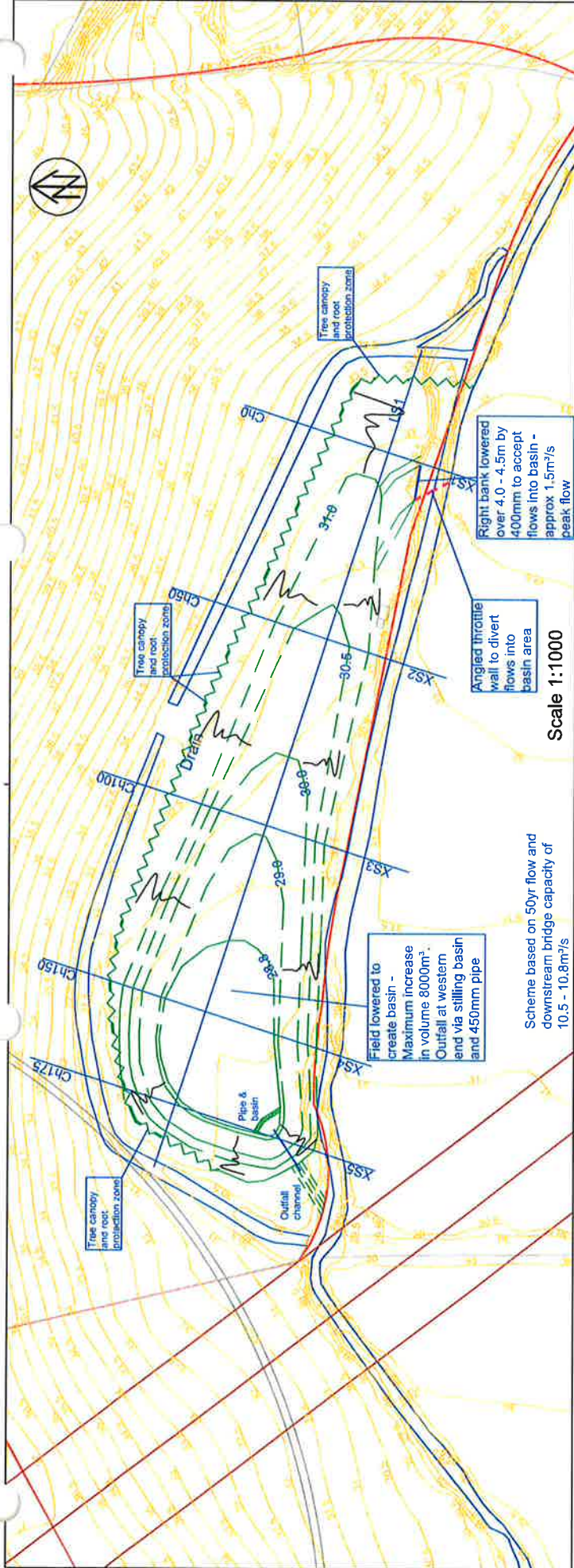
Richard Bailey, BA (Hons) Dip TP MRTPI AIEMA

**For PCL Planning Ltd**

**e:** [Redacted]

Enc.s - Land for Regional Park/SANGS plan  
- Flood alleviation drawing

The map shows the Rockbeare area in Devon. A large green-shaded region, outlined in red, indicates the proposed site for the Rockbeare Community Centre. This site is located to the north of the village of Rockbeare, which is shown as a cluster of buildings and roads. To the east of the proposed site is St. Mary's Church. The Rockbeare River is visible flowing through the village. The map also shows surrounding roads, including the A30, and other local landmarks such as the Rockbeare Farm and the Rockbeare River. The map is oriented with North at the top.



Existing Ground		Lowered basin area	
34.0	32.0	34.18	31.14
32.0	30.0	32.67	31.00
30.0	28.0	30.50	30.50
28.0	26.0	28.80	28.80
26.0	24.0	26.80	26.80
24.0	22.0	24.80	24.80
22.0	20.0	22.80	22.80
20.0	18.0	20.80	20.80
18.0	16.0	18.80	18.80
16.0	14.0	16.80	16.80
14.0	12.0	14.80	14.80
12.0	10.0	12.80	12.80
10.0	8.0	10.80	10.80
8.0	6.0	8.80	8.80
6.0	4.0	6.80	6.80
4.0	2.0	4.80	4.80
2.0	0.0	2.80	2.80
0.0		0.80	0.80

Existing Ground		Lowered basin area	
34.0	32.0	34.18	31.14
32.0	30.0	32.67	31.00
30.0	28.0	30.50	30.50
28.0	26.0	28.80	28.80
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24.0	22.0	24.80	24.80
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20.0	18.0	20.80	20.80
18.0	16.0	18.80	18.80
16.0	14.0	16.80	16.80
14.0	12.0	14.80	14.80
12.0	10.0	12.80	12.80
10.0	8.0	10.80	10.80
8.0	6.0	8.80	8.80
6.0	4.0	6.80	6.80
4.0	2.0	4.80	4.80
2.0	0.0	2.80	2.80
0.0		0.80	0.80

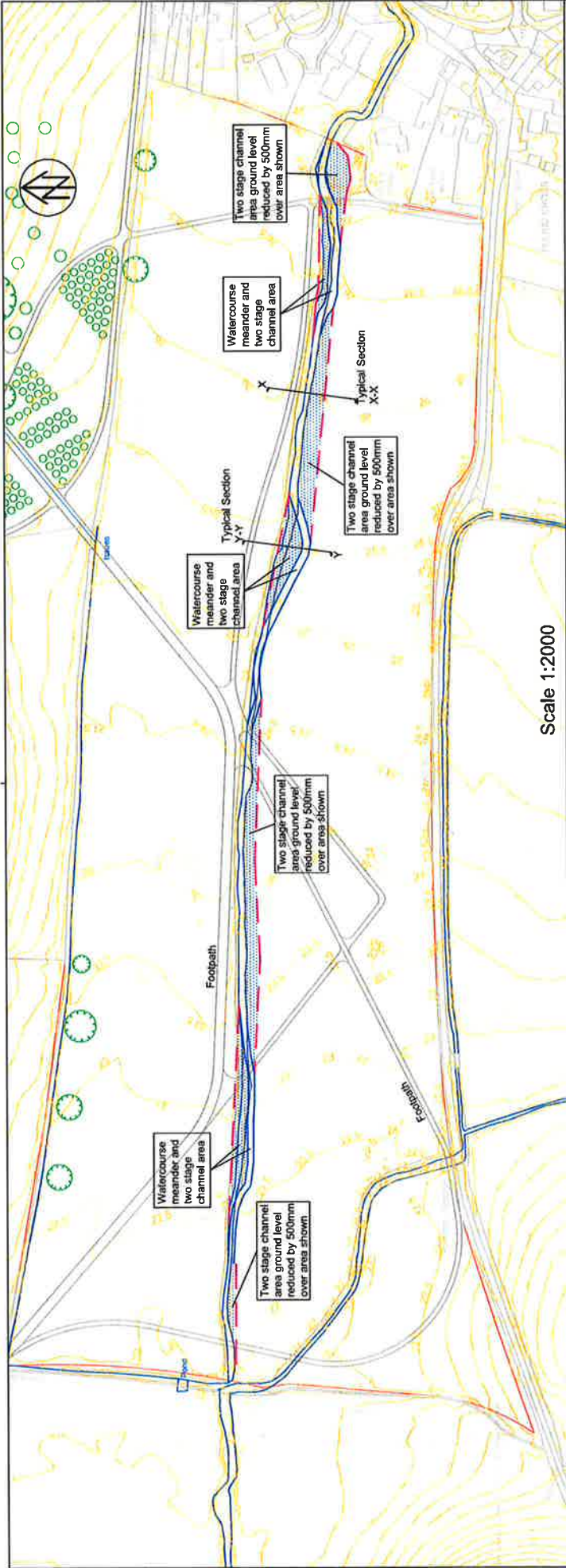
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24.0	22.0	24.80	24.80
22.0	20.0	22.80	22.80
20.0	18.0	20.80	20.80
18.0	16.0	18.80	18.80
16.0	14.0	16.80	16.80
14.0	12.0	14.80	14.80
12.0	10.0	12.80	12.80
10.0	8.0	10.80	10.80
8.0	6.0	8.80	8.80
6.0	4.0	6.80	6.80
4.0	2.0	4.80	4.80
2.0	0.0	2.80	2.80
0.0		0.80	0.80

Scales 1:600H 1:300V

Teignconsult 9 Higher Kingsdown Road Teignmouth Devon TQ14 9AT		Project Land off London Road Rockbeare		Client Waddell Park Ltd	
Subject Upstream Flood Alleviation Storage Area Plan and Long Section		Date October 2014 As shown @ A3		Scale October 2014 As shown @ A3	
Project No 387		Drawing No FRA 5		Rev. A	

Cross Section - XS4





Scale 1:2000

