

Bob Yuille MSc DipTP MRTPI

Dear Bob

Re: Rockbeare Parish Neighbourhood Plan Examination
Examination Ref: 01/BY/RNP

Thank you for the opportunity to reply, on behalf of Rockbeare Parish Council (the Qualifying Body), to the matters you have raised in the Annex to your letter of the 4th April 2018.

Regarding your request for maps, I have been in touch with Phil Twamley at East Devon DC. He has agreed that the local planning authority will provide you with the maps you require.

You ask three specific questions of the Qualifying Body. Our reply is as follows:

1. Does the QB intend to respond to the Regulation 16 representations as it did to the Regulation 14 representations? It has the opportunity to do so should it choose.

We welcome the opportunity to respond to those Regulation 16 representations that differ from those received during the Regulation 14 consultation. Our comments are included as an annex to this letter.

2. The Plan indicates that Map 4 shows the most significant views and vistas in the parish. What is the evidence underpinning this judgement? What are the particular features that make these views so important?

The view and vistas identified by policy Rock05 are those that the community has agreed are important to protect because of their contribution to the essential character of the Parish. It became clear through the consultation process that the rural views afforded by the local landscape should not be further harmed or impaired if possible by development. A working group travelled the lanes of the Parish to identify a list of views and their viewpoints that should be considered as candidates for policy protection in the Neighbourhood Plan. After due consideration by the Neighbourhood Plan Steering Group, five views were thought to have the necessary qualities to merit policy protection. These views and the associated draft policy were subject to community consultation during the plan-making process. They were well received. We have prepared a report that sets out the reasoning behind the policy and the reason why the five views in question are worthy of protection. It is attached to this letter and accessible via the Parish Council's website.

3. At Question 5 above I asked the LPA whether there had been any collaborative working to minimise conflict between the Plan and the emerging Cranford Plan. I would also welcome the QB's comments on this question.

First can I say, as a general statement about working with the local planning authority, we believe we have been working amicably in collaboration with East Devon District Council

throughout the neighbourhood planning process. We have nothing but positive comment to make about the support, advice, encouragement and resource assistance we have received from planning officers of East Devon District Council. Their comments both formal and informal have been taken into account at every stage, and in most instances, we have acted on the advice we have received. At no point throughout the process have we knowingly conflicted with the local planning authority or its strategic policies.

Throughout the process we have been aware that a Cranbrook DPD was in course of preparation. The Parish Council has been a regular consultee. At no stage during the preparation of the Rockbeare Neighbourhood Plan were we advised by the local planning authority that the emerging Cranford Plan would likely be in conflict with the policies in the Local Plan, or any of the draft neighbourhood plan policies and therefore we should reconsider our position.

The first time we became aware of the threat to the Green Wedge in Rockbeare was when then the consultation draft of the Cranbrook Plan was published, at the time of our Regulation 14 consultation. In the on-going spirit of collaboration, we continue enjoy with East Devon District Council, we were advised to submit our Neighbourhood Plan as soon as we were ready, as the Cranbrook Plan was only a draft proposal. As we have witnessed at a recent strategic planning meeting recently, there is still a lot of uncertainty about the Cranbrook expansion proposals and a revised draft Plan was many months away.

Our response to proposals in the consultation draft of the Cranbrook Plan was reported to the Strategic Planning Committee of East Devon District Council on 20th March 2018. We note that many of the members present share our view that development on the Green Wedge in Rockbeare or other parts of East Devon would not be appropriate. In view of this publicly expressed doubt by the local planning authority, we are content that our Neighbourhood Plan remains consistent with the district's strategic planning approach and, as such, is a fully collaborative document.

Yours sincerely,

Mark Readman
On behalf of Rockbeare Parish Council

Rockbeare Neighbourhood Plan

Regulation 16 Representations and Responses

Amec Foster for National Grid

Amec Foster did not reply to the Regulation 14 consultation. In response to Regulation 16 it has no specific comment to make on the Rockbeare Neighbourhood Plan.

Aylesbeare Parish Council

We note that Aylesbeare Parish Council's position remains the same as reported to us during the Regulation 14 consultation and taken into account when preparing the Submission Version of the Rockbeare Neighbourhood Plan.

Cranbrook Town Council

We note that Cranbrook Town Council's position remains exactly the same as reported to us during the Regulation 14 consultation and taken into account when preparing the Submission Version of the Rockbeare Neighbourhood Plan.

David Lock Associates (on behalf of a consortium of Cranbrook Developers)

Regarding policy Rock05, we note that David Lock Associates' position remains the same as reported to us during the Regulation 14 consultation and taken into account when preparing the Submission Version of the Rockbeare Neighbourhood Plan.

Regarding Rock06, we note that David Lock Associates' have no substantive problem with the Green Wedge policy in the Rockbeare Neighbourhood Plan. They do suggest a minor change to the policy wording in the interest of clarity. We would not object to making such a change if recommended to do so by the Examiner.

Dorset County Council

Dorset County Council did not reply to the Regulation 14 consultation. In response to Regulation 16 it has no specific comment to make on the Rockbeare Neighbourhood Plan.

Gladman Developments Ltd

Gladman Developments did not reply to the Regulation 14 consultation. In response to Regulation 16 it has made representations about three policies. Its concerns about the specific evidence underpinning policy Rock05 are addressed in our Report on the Views. As regards Rock06, we do not agree that the policy is in conflict with the current strategic policy in the Local Plan. Regarding Rock07, we note that Gladman Developments does not consider settlement boundaries to be an effective policy device. We chose to define a settlement boundary for Rockbeare as being both appropriate and consistent with the policy approach for several other large villages in East Devon. This approach has the support of the local planning authority. Indeed, the planning officers at East Devon District Council assisted us in describing the boundary.

Highways England

We note that Highways England's position remains the same as reported to us during the Regulation 14 consultation and taken into account when preparing the Submission Version of the Rockbeare Neighbourhood Plan.

Historic England

We note that Historic England's position remains the same as reported to us during the Regulation 14 consultation and taken into account when preparing the Submission Version of the Rockbeare Neighbourhood Plan.

PCL Planning

PCL Planning on behalf of Waddeton Park Ltd continues to make similar representations to those that it made on behalf of this major land-owner about the 1st Consultation Version of the Rockbeare Neighbourhood Plan and the Pre-Submission, Regulation 14, Version. These

representations have been taken fully into account when preparing the Neighbourhood Plan. Waddeton Park Ltd has been unsuccessful in the past with its applications to develop Rockbeare Court Farm. Its ambition to develop land in the Green Wedge for housing continues to be at odds with the vision and aims of the community as represented by the Rockbeare Neighbourhood Plan as well as the adopted East Devon Local Plan.

South Somerset District Council

South Somerset District Council did not reply to the Regulation 14 consultation. In response to Regulation 16 it has no specific comment to make on the Rockbeare Neighbourhood Plan.

South West Water

South West Water did not reply to the Regulation 14 consultation. In response to Regulation 16 it has no specific comment to make on the Rockbeare Neighbourhood Plan.

Sport England

Sport England did not reply to the Regulation 14 consultation. In response to Regulation 16 it has sent a generic response that includes useful advice and weblinks that we may be able to refer to in future.

Woodland Trust

The Woodland Trust did not reply to the Regulation 14 consultation. In response to Regulation 16 it has sent a full response that might have been useful to have received during the Plan's preparation. We are content that the Rockbeare Neighbourhood Plan together with the current East Devon Local Plan pays due regard the features, characteristics and habitats of the local landscape.

We have also been sent the representations from the following persons/bodies that we understand should be considered as part of the Regulation 16 consultation.

Natural England

We note that Natural England's position remains the same as reported to us during the Regulation 14 consultation and taken into account when preparing the Submission Version of the Rockbeare Neighbourhood Plan.

██████████ dated 15th March 2018

██████████ commented at Regulation 14 stage and the comments were taken into account when preparing the Submission Version of the Rockbeare Neighbourhood Plan. We note that ██████████ offers no further representations on the Neighbourhood Plan but submits a copy of the comments on the draft Cranbrook Plan.

East Devon District Council report to Cabinet, 7th March 2018

East Devon District Council has chosen to submit a further set of detailed comments under Regulation 16, none of which were made known to us either during the informal consultation we had with East Devon District Council in May 2017, nor during the Regulation 14 consultation. We note that many of the comments now made relate to the natural environment and landscape matters and wonder whether these are additional and late comments from a specific Section within East Devon District Council. As all matters raised are relatively minor in nature, we see no reason to respond at this stage, other than to say, we are content to take the advice of the Examiner on any changes that might be appropriate as a result of the Regulation 16 representations of East Devon District Council.