

**Whimble Parish Council (WPC) statement for consideration in the  
Independent Examination of the Cranbrook Local Plan**

The four expansion areas of Treasbear, Bluehayes, Cobdens and Grange were part of the public consultation process regarding the 'Preferred Approach Master Plan' 2017/8 and formed the basis of the WPC submission to the consultation processes.

The plan submitted to the inspector is significantly different from that which went out to public consultation – the plan has had major amendments especially towards the boundaries of Whimble/Rockbeare. Development is now indicated within the Parish of Whimble. This was not part of the consultation and residents of Whimble and neighbouring Parishes have not the opportunity to comment, as the amendments have been conducted by EDDC, without further public consultation. This places a serious question over the soundness of the plan.

**Matter 1: - Issue 2**

Q15.

- WPC held meetings/email exchanges over several years with senior members of EDDC and were given assurances that Cobden Lane would always serve as the boundary between Cranbrook and Whimble and no development would take place on the 'Whimble side' of Cobden Lane.
- Parish Council Meeting 17 Nov 2014 2506/11/2014 MATTERS ARISING i) Cranbrook boundary with Whimble – Mark Williams, Chief Executive of EDDC confirmed the approved plan for Cranbrook does not show it crossing Cobden Lane to come up London Road. The boundary also follows the overhead pylons and stream, not the edge of the fields to the north of this line
- The Clyst Valley Regional Park Masterplan was presented to WPC and residents by Simon Bates from EDDC. Surely this must have consideration given concerns over climate and habitat and views of East Devon Residents . Which has precedence - the Regional Park, Cranbrook Plan or East Devon local plan?
- What consideration has been given to the Greater Exeter Strategic Plan – Its remit is 'to conserve and enhance the area's environment'. The Cranbrook expansion plan is effectively destroying natural environment and habitat when there are other brown field sites in and around the County that could be made use of for affordable housing
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Q15 & Q21

- Cranbrook Town Council also want to see a clearly defined boundary and is in line with Whimble Parish Council believed to be 'agreed' . Both wish to see a defined boundary to the Cobden/Cranbrook development at Cobden Lane with no

encroachment of any sort across any part of Cobden Lane or onto any part of the Whimple Parish boundary

#### **Issue 4**

Q30

- Section 15 of the National Planning Policy Framework, 'Conserving and Enhancing the Natural Environment,' outlines the need for 'planning policies and decisions to contribute to and enhance the natural and local environment' by a number of methods, including: Protecting and enhancing valued landscapes. Recognising the intrinsic character and beauty of the countryside and to minimising impacts on biodiversity. The extensive expansion of Cranbrook hardly complies with the intent of the NPPF. Development will have a negative impact on the wildlife present, resulting in the destruction of wildlife rather than the aim of wildlife promotion.
- The development is responsible for a potential loss of hedgerows natural environment flora and fauna, including two types of owls.

#### **Matter 1: Issue 5**

Q33, 34 & 35

Dwellings in Cranbrook have failed in their construction to address climate change and have not supported carbon offsetting.

- Properties built that are not carbon neutral and to a poor standard with criticism in the press of properties being built with missing safety features and a lack of insulation
- Developers resist requests from EDDC regarding installing solar panels due to costs.
- A lack of consideration given to the installation of electric points for electric vehicles
- Cycle routes are not in place and should have been planned and put into place from the start of the first phase.
- A lack of employment opportunities in Cranbrook aligned to the poor cycle routes and infrequent public transport means residents have to travel by car into Exeter or neighbouring towns to find employment.
- There has been only limited tree planting in Cranbrook, this significantly falls short of what might be reasonable. There is an opportunity for SANGs areas to include tree planting / woodland creation, as part of CO2 offsetting.
- Some developments are in a potential flood risk setting; however, it is important that the local planning authorities should ensure that flood risk is not increased elsewhere – downstream. It is a reasonable view to disallow any planning application for housing within flood plains.
- The existing Cranbrook development is failing in areas of Section 3 of the NPPF. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development; Fail

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); Fail

c) community facilities (such as health, education and cultural infrastructure) Fail

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation. Fail

Critically, Cranbrook is a long way short of delivering a truly zero carbon new town. There is inadequate public transport, lack of local employment, leisure / sports facilities. The development of the Science Park and Skypark has only had a limited take-up. Travelling is outward focused not within a sustainable community.

In summary the scheme for the expansion of Cranbrook must protect Whimple and the surrounding villages to ensure there is no coalescence of settlements. The green wedge should be expanded westwards together with the Clyst Valley Regional Park. Previous promises and assurances made by EDDC to WPC should be honoured.

Whimple Parish Council

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