

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 3 –Issue 6

Q39. A lack of joined up thinking in granting planning permission . A recent example is 14/2945/MOUT Farlands, London Road, EX5 2PJ - WPC objected to this application. It had concerns with the increased number of dwellings proposed and the associated parking issues. Access to the site is only onto London Road outside of the 40 mph zone and almost directly opposite a lane leading into Rockbeare. There is no provision for a cycle route other than onto the busy London Road. There needs to be alternative access into the rest of the Cranbrook development. Concerns raised about the over ground electricity cables being placed under ground and properties built on potentially contaminated land. Further concerns raised about drainage and flood risk on the proposed site. This application should be part of the Cranbrook expansion review hearing that is due to take place in January and not be a separate application before the hearing and decision is made public.

Q46

- The proposed site for the Gypsy Site south of Cobden lane is within Whimble Parish not Cranbrook with the subsequent impact on our so called 'Green Wedge' between Whimble and Cranbrook. Whimble already has a permanent Traveller Site within our Parish Boundary and less than 2 miles from this proposed site along with a further temporary site at Daisymount .
- WPC understand there are plans for another site further towards Exeter in the Treasbeare development of Cranbrook and cannot see why it is necessary to have the Cobden site and will enable the Green Wedge/ Triangle to be saved, resulting in Strategy 8 of the East Devon Local Plan being adhered to. This also prevents a dangerous precedent of sacrificing Green Wedges in East Devon being set

- Has the EDDC consulted with the Gypsy community. There needs to be more clarification to evidence the need and process including:-
 - i)The process of dealing with evicting unauthorised encampments on land owned by Devon County Council, East Devon District Council and Cranbrook Town Council
 - ii)Progress on establishing an East Devon gypsy and traveller liaison forum
 - iii)Developments in relation to the allocation of up to 30 gypsy and traveller pitches in Cranbrook contained in East Devon District Council's Local Plan, including clarification on the number of required permanent pitches for settled gypsy families, pitches for settled traveller families, pitches for transient gypsy families and required pitches for transient traveller families
 - iv)The necessary distinction between the distinct needs of gypsy and travellers groups and the fact that they need accommodation separate from each other
 - v)Update on the 'call for sites' and the proposals to allocate land across East Devon
 - vi)How many travellers could be 'expected' to live on a typical 10 pitch site?
 - vii)Where is the Evidence of the need for an additional traveller site in Whimble and Cranbrook. What about the rest of East Devon?

In summary the scheme for the expansion of Cranbrook must protect Whimble 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.

Whimble Parish Council

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