

# **The Cranbrook Plan: Examination**

Matter 17 Development Management Policies

Statement on Behalf of East Devon New Community  
partners

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## Matter 17 Development Management Policies

### Issue 26: Is the approach to Design Codes (CB16) justified and effective?

Q203. How will the design codes secure a measure of flexibility to allow for changing conditions? To what extent is it intended that the design codes implement the detailed masterplan requirements at Fig 8 and how does the existing wording provide for this?

1. It is our understanding that the masterplan shown at figure 8 of the Cranbrook Plan is indicative and only an option for how the expansion could be delivered. The design codes will only be required to deliver the principles listed in the policy text, not the plan shown in figure 8 or indeed the detail set out in a planning application. We would therefore suggest that the wording is clarified to explain that the plan shown in figure 8 is purely indicative or the plan be deleted from the Cranbrook Plan itself.

Q204. Does the wording of this policy remain robust in the light of the recently published Planning Policy Guidance section on planning for well-designed places?

2. No further comment at this stage.

Q205. Should the policy make clear whether the design codes are required at outline or detailed planning application stage or in advance of either?

3. No further comment at this stage.

Q206. What is the justification for the reference to the Masterplan in policy CB16?

4. As outlined above we would suggest that as the plan is indicative there is no justification for including it or a reference to it in the policy itself and the reference to the masterplan is removed from Policy CB16.

AQ26. Are any Main Modifications proposed in relation to Issue 26?

5. Reference to Figure 8 should be removed from Policy CB16 and confirmation that the design codes will be proportionate and focus on the relevant principles for each expansion area rather than the detail in a planning application.

## **Issue 27: Is the approach to Amenity Policy CB17 justified and effective?**

Q207. Does Policy CB17 adequately address development close to the airport, particularly in respect of noise in respect of expansion areas at Treasbeare CB3 and Bluehayes CB2?

1. There is no suggestion of an issue or evidence of an issues of noise in relation to the airport in the Bluehayes Expansion Area.

Q208. Is the inclusion of Nationally Described Space Standards (NDSS) justified and consistent with national policy?

2. EDNCp have already made representations to the reference to nationally described space standards in policy CB17 and will wish to discuss these further at the examination.

Q209. How might the delivery rates be affected by the introduction of NDSS?

AQ27. Are any Main Modifications proposed in relation to Issue 27?