

# **Statement for the examination of the Cranbrook DPD**

Response to the Inspectors Matters Issues and  
Questions.

Matter 19: Subject Specific Policies (2)

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## Issue 33: Other Policy Questions

Response	Inspectors Question(s)
<p>1.1 <b>To what extent should there be flexibility in the wording of Policy CB14 should the land (either in whole or in part) not be required for the delivery of energy uses longer term?</b></p> <p>1.2 The Council has received funding from the Heat Network Delivery Unit of the Department for Business, Energy and Industrial Strategy to undertake a detailed techno-economic study to create a framework for achieving zero carbon development for Cranbrook/Skypark and to provide a clear pathway for supporting the large scale delivery of zero carbon development that will ultimately comprise around 8,000 homes and 1.4 m sq. ft. of commercial space. The Council has recently commissioned WSP to undertake this work which will complete in April 2020. It is expected that a clear yet agile and adaptable strategy will be required that is capable of taking advantage of new and emerging technologies over time.</p> <p>1.3 Policy CB14 safeguards land in order to help ensure this flexibility and agility. At present, and in advance of the completion of the detailed feasibility study, it is not possible to say as to what precise use this land will be put. This could include a range of possibilities, from a biomass fuelled Combined Heat and Power plant/energy centre to a large scale inter-seasonal thermal store, depending upon on the choice and mix of technologies employed.</p>	<p><b>Q233 – Flexibility of energy use land</b></p>

1.4	<p>In a commercially driven model it is essential to avoid the creation of hope value for alternative higher value uses. Therefore the Council does not believe that the addition of flexibility to this policy in terms of alternative uses would in any way be beneficial and is only likely to frustrate the achievement of the vision for delivery zero carbon development. Furthermore, the land is in Flood Zones 2 and 3, which would limit the suitability of the site for other uses.</p>	
1.5	<p><b>AQ26. Are any Main Modifications proposed in relation to Issue 26?</b></p>	<p><b>AQ33 –</b></p>
1.6	<p>At this stage of the Examination, in respect of matters arising in the above questions, no Main Modifications are proposed.</p>	<p><b>Main modification</b></p>

## Issue 34: Tillhouse Farm

Response	Inspectors Question(s)
<p>2.1 <b>Is Policy CB29 consistent with National Policy in respect of the heritage asset Tillhouse Farm?</b></p> <p>2.2 National Policy seeks to ensure that heritage assets are conserved and this approach is in line with Policy CB29. National policy refers to the complete or partial loss of the asset only if it is justified. No evidence has been submitted which demonstrates the demolition of the heritage asset is required and on this basis at the current time, the expectation remains that the building should be retained. The Policy does however permit a deviation away from this starting point where changes proposed are justified and remain the minimum intervention necessary to bring it back in to a viable use. Great weight needs to be given to the retention of the historic assets given the comparative lack of historic features inherent in a new town development, and the demonstrable benefits that heritage features provide for communities. Evidence of the benefit of historic assets in terms of health and well-being can be found in the report <a href="#">‘Heritage and Wellbeing: How does being around historic places or objects impact our individual and community wellbeing?’</a><sup>1</sup></p>	<p><b>Q234 – Tillhouse Farm</b></p>

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<sup>1</sup> <https://whatworkswellbeing.org/product/heritage-and-wellbeing-briefing/>

2.3	<b>Q235. What consideration has been given to securing the future of this site as part of the major expansion of the settlement?</b>	<b>Q235 – Securing future through major expansion</b>
2.4	Discussions have taken place between EDDC, the Town Council and the consortium looking to secure the future of Till House with a proposal that keeps the building in active use within the existing permission for Cranbrook (03/1900/MOUT). These discussions have not taken place as part of Cranbrook’s expansion plans. The Council understand that a pre-application from the developer consortium will shortly be submitted to the Local Authority, looking to demolish the existing building and replace with a new residential development.	
2.5	<b>Are any Main Modifications proposed in relation to Issue 34?</b>  No.	<b>AQ234 – Main modification</b>

## Issue 35: Protected species

Response	Inspectors Question(s)
<p>3.1 <b>Q236. What technical evidence is there of protected species, including the skylark which is referred to extensively in representations?</b></p> <p>3.2 The Local Planning Authority has carried out a high level search of the existing habitats and species recorded within the expansion land allocations. Throughout the current development of Cranbrook, each subsequent reserved matters application has been accompanied by an ecology survey and updated report.</p> <p>3.3 Each of the expansion area applications currently with the LPA have also been accompanied by an ecology survey and report. This work continues to be regularly updated, the most recent survey work accompanies the Bluehayes expansion application 19/0620/MOUT.</p> <p>3.4 The surveys to date provide mapped evidence of any protected species across the existing application areas and within the allocated sites.</p> <p>3.5 To date the Skylark has not been identified as a breeding bird at Cranbrook, however this does not discount their presence and the recent representations received are of significant note.</p> <p>3.6 It is possible that Skylarks are or could become present around the site especially given the cessation of agricultural activities, and grazing, prior to development in the existing Cranbrook developed areas, and the resulting growth in grass presenting opportunities for nesting.</p>	<p><b>Q236 - Skylarks</b></p>



<p>3.7 The LPA received notification from residents of sightings on the town centre land in 2019. In this case, the grass having been left unattended and undisturbed for a number of years, would increase the nesting opportunities for Sky Lark in that area.</p> <p>3.8 Further survey work for the Sky Lark nesting sites would be practicable from April 2020. Breeding takes place between April and August. Skylarks nest on the ground in short grass or crops, avoiding vegetation over 60cm high.</p> <p>3.9 The land within the expansion area allocations has remained undisturbed from development and remains managed or farmed by the landowners. It is considered that development within the allocated areas would lead to reduced grazing, taller grass, and, therefore, the possibility for transitory nesting in these areas, with possibility for longer term nesting security within SuDS provisions.</p> <p>3.10 It is considered that the presence of the Sky Lark can be further explored through the determination of the outline and reserved matters planning applications in the allocated sites.</p> <p>3.11 It is also considered that with appropriate assessment and management, that mitigation and enhancements to achieve biodiversity net gains across the allocations could be achieved for all protected species, including sources of food and appropriate nesting habitat for the Sky lark.</p>	
<p>3.12 <b>Are any Main Modifications proposed in relation to Issue 28?</b></p> <p>3.13 No</p>	<p><b>AQ36 – Main modification</b></p>

