

The Cranbrook Plan: Examination

Stage 2 Questions

Gypsy and Traveller Provision (AQ22-AQ24)

Statement on Behalf of East Devon New Community
partners

AQ23 and AQ24

1. To answer the questions in reverse, EDNCp do not consider that the 2015 Statement of Common Ground carries any present significance.
2. It was prepared in the context of the Local Plan and the specific issues pertaining at that time. One such circumstance – was then a perceived urgent need to address Gypsy and Traveller provision – an immediate need which has now by met by different means – resulting in EDDCs significant reduction in its estimate of the need for new provision.
3. The ability to accommodate need by means other than allocation at Cranbrook or other strategic allocations is therefore reinforced and the need to allocate sites at Cranbrook further questioned.

AQ22 – Does the additional evidence provide reassurance regarding the allocation of sites at Cranbrook.

4. On this matter, EDNCP can only comment on the new evidence insofar as it relates to the assessment of land at Bluehayes (effectively Site A1 of the Sustainability Appraisal).
5. EDNCp endorse the conclusion that land at Bluehayes is not appropriate or justified as an alternative site for Gypsy and Traveller provision.
6. In so doing EDNCp:
7. Agree that it would not be possible to accommodate a site in or adjacent to Bluehayes that met the criteria of the Gypsy and Traveller community and the criteria set out by EDDC;
8. Note additionally (to the reasons set out in the evidence base) that there is virtually no frontage with the London Road within the Bluehayes allocation to provide the separate and direct access identified by EDDC as a key factor for site location;
9. Reinforce the conclusion that existing development surrounding much of the Bluehayes allocation, plus the inherent suitability of all of the Bluehayes allocation for bricks and mortar housing, renders no opportunity to meet the criteria expressed by the Gypsy

and traveller community “not to be hemmed in or overlooked by bricks and mortar housing”.

10. Indeed the scale of the Bluehayes allocation is a particular consideration. Gypsy and Traveller sites require a relatively generous land requirement. The Bluehayes allocation is the most compact of the four allocations. The DPD anticipates that 960 dwellings be accommodated within the allocation which is achievable under the submitted policy approach but would be unlikely to be so were an additional requirement for gypsy or traveller provision to be accommodated.
11. The compact nature of the allocation limits also any opportunity to separate traffic from any Gypsy and Traveller site from the residential street network – a further criteria set out in the Councils evidence base.
12. For the reasons set out in the Council’s evidence and above, site A1/Bluehayes is correctly identified as not being suitable or appropriate for any gypsy and traveller site.