

Cranbrook Plan –

Proposed Main Modifications Consultation



17 January 2022 to 28 February 2022 closing at 5pm

The Cranbrook Plan DPD is a plan for the town of Cranbrook and its surrounding area that when adopted, will allocate sites for housing and employment development. In addition it will provide a set of planning policies to guide future development in the area over the plan period 2013 - 2031. As part of the journey towards adoption, the Plan was submitted for examination in August 2019.

In conjunction with the independent Planning Inspector who is examining the Plan, and following a direction from her, East Devon District Council has now prepared a Schedule of Proposed Main Modifications (PMMs) to the submitted Cranbrook Plan for consultation. A Main Modification is classed as any modification which needs to be made to the policies or other content in order to make the plan legally compliant and/or sound.

This consultation is focussed on the proposed Main Modifications. It is not an opportunity to raise matters that either were, or could have been, part of the earlier representations or hearings on the submitted plan. Comments should address whether the proposed Main Modifications comply with legal requirements and are considered necessary to make the plan sound.

The Council has also prepared the following documents which form part of the consultation:

- A schedule of proposed modifications to the Policies Map
- A revised Policies Map

Updated/additional documents which support the plan making process are also available:

- A Sustainability Appraisal which considers the proposed main modifications
- A full version of the Cranbrook plan incorporating the PMMs together with minor Council proposed modifications, set out as tracked changes.

Comments can be made on the consultation documents and where they relate to the Proposed Main modifications will be considered by the Inspector. **Please note that comments are only permitted in relation to the Main Modifications.** Comments made should not introduce new concerns or repeat comments made at earlier stages of the examination. Comments made in respect of each of the PMMs, Policies map and schedule or other documents, should all be separately referenced and clearly distinguished from one another.

Comments received will be collated, and submitted to the Secretary of State for consideration as part of the examination by the Planning Inspector.

Please note that copies of all comments will be made available for the public to view (including your name, but will not include any personal contact details or signatures), and therefore cannot be treated as confidential. Data will be processed and held in accordance with the General Data Protection Regulations 2018 and Data Protection Act 2018.

The consultation period will run from **Monday 17 January 2022 to Monday 28 February 2022 closing at 5pm.** Representations made must be received by this time.

Representation Form

For Office Ref:

Consultation period Monday 17 January 2022 to Monday 28 February 2022 (5pm)

Please read the guidance notes at the end of this document before completing your representation form. There are two parts to complete:

Part A – Personal Details – to be completed once

Part B – Your representation(s). Please use the attached **Part B form** for the first main modification or other document that you wish to comment on and **additional part B forms** (available separately) for each subsequent Main modification or document that you are commenting on.

Completed forms should be returned by email to: plancranbrook@eastdevon.gov.uk

Alternatively you can post your completed form to: Cranbrook Plan, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

Representations by both post and email must be received by 5pm Monday 28 February 2022.

Part A – Personal Details (complete only once)

Personal Details		Agent's Details (if applicable)*	
Title	Click to enter text.	Title	Mr.
First Name	Click to enter text.	First Name	Daniel
Last Name	Click to enter text.	Last Name	Rogers
Job Title (where relevant)	Click to enter text.	Job Title (where relevant)	Senior Associate
Organisation (where relevant)	Click to enter text.	Organisation (where relevant)	Bell Cornwell LLP
Address	Click to enter text.	Address	Sowton Business Centre Capital Court Bittern Road Exeter
Postcode	Click to enter text.	Postcode	EX2 7FW
Tel. No.	Click to enter text.	Tel. No.	██████████
Email Address	Click to enter text.	Email Address	██████████

* Please note that where an agent is used, the agent will be the point of contact for correspondence.

Please indicate whether you wish to be notified of the following:

Part B – Your representation

For Office Ref:	

Please use this 'Part B' form for the **first** proposed Main modification **or** document that you wish to comment on and **additional** part B forms for each subsequent Main modification or document that you are commenting on.

Name or Organisation	Bell Cornwell LLP
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1. To which part of the Cranbrook Plan does this representation relate?
(Please identify only one reference per Part B form)

Proposed Main Modification (PMM)	MM 6	Policies Map Schedule (PMS)	Please select from the dropdown list.	Sustainability Appraisal (SA)	Select if commenting on the SA. Ref. Click to enter text.
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2. If commenting on the PMMs, do you consider that with their incorporation, the Cranbrook Plan is:

(a) Legally compliant	Yes
If answering 'No' please provide reasons	Click to enter text.
(b) Sound	Yes
If answering 'No' please provide reasons	Click to enter text.

3. Please provide full details of your comments in respect of the Modification that you have identified and be as precise and succinct as possible.

Cranbrook LVA offer support to the wording of the modification on the following basis:

As drafted Policy CB4 (through MM6) updates the terminology from “comprehensive development plan” to “parameter plans” and the changes set out also reduce the reliance of developers on each other. As drafted policy requires, “...Detailed parameter plans prepared by the lead developer or jointly by constituent developers shall address all parts of the Cobdens expansion area within their control and provide for all of the uses, requirements and infrastructure set out within this policy.”

Referring to the glossary in the DPD, for Cobdens, this currently means that Persimmon SW would have to prepare a parameter plan for the land within their control only. There is no requirement for Farlands to be tied to a parameter plan, and it can come forward through its own planning application.

The uses and items listed in criterion 1 to 11 are noted – in terms of Farlands and the amended policy map, the key implications are the delivery of housing, a junior sports pitch, part of a neighbourhood centre and associated open space.

The deletion of the requirement to underground the Overhead power lines is also fully supported as it is not a viable policy requirement of the Cranbrook Plan.

For Office Ref:

4. Please set out what modification(s) you consider necessary to make the “Cranbrook Plan Modifications” legally compliant or sound, having regard to the reference you have identified at Q1 above where this relates to soundness. You will need to say why this modification will make the Cranbrook Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

No further comments.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification.

Signature	D Rogers
Date	24/02/2022

If filling in the form electronically you can write an ‘electronic signature’ by typing in your name in the box. If you provide a handwritten signature, we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Please save and then email the completed form to: plancranbrook@eastdevon.gov.uk

Alternatively, you can post your completed form to: The Cranbrook Plan, Planning Policy, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

Representations by both post and email must be received by 5pm Monday 28 February 2022

Notes to accompany Representation Form

General notes

The representation form and this accompanying guidance note is designed to help you comment on the Cranbrook Plan – Proposed main modifications.

Please return this representation form to East Devon District Council by 5pm Monday 28th February 2022. Representations received after this time will not be accepted. We cannot accept anonymous responses. If you wish to submit documentation in support of your representation it should be submitted in electronic format and be no larger than 5 MB in size to allow it to be uploaded to the Council's web site. Representations will be published on the council's website, including your name but contact details and signatures will be redacted.

Procedural guidance

A supporting procedural guide has been produced by the Planning Inspectorate to provide practical advice on aspects of the examination of local plans. This can be found on their website at: [Procedure Guide for Local Plan Examinations - GOV.UK \(www.gov.uk\)](http://www.gov.uk). It explains the different stages of examination, the roles of the various parties and specifically for this part of the process, the purpose of proposed main modifications (section 6).

Data protection

Any personal information which you provide will be held and used by East Devon District Council in its continued progress of the Cranbrook Plan and may inform other planning policy work. All duly made representations will be forwarded to the Planning Inspectorate and specifically the appointed Inspector who is conducting the independent examination of the Cranbrook Plan. Your information may also be shared within East Devon District Council for the purpose of carrying out our lawful functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice which can be accessed at: [eddc-privacy-notice.pdf \(eastdevon.gov.uk\)](http://eastdevon.gov.uk) Further detail about data protection more generally can be seen on our website: <http://eastdevon.gov.uk/privacy/>. The Planning Inspectorate with whom data is shared with for the purpose of this examination have issued their own Customer Privacy Notice which can be access at: [Customer Privacy Notice - GOV.UK \(www.gov.uk\)](http://www.gov.uk).