

Cranbrook Plan –

Proposed Main Modifications Consultation



17 January 2022 to 28 February 2022 closing at 5pm

For Office Ref:

Representation Form - to be used as an additional part B form

Please email the completed forms 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

Part B – Your representations continued

Please use this 'Part B only' form for the **second and subsequent** proposed Main modifications **or** documents that you wish to comment on. It must only be used in conjunction with an **accompanying combined Part A and B** form.

Name or Organisation	RPS Group on behalf of Persimmon Homes South West
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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 13	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	No
If answering 'No' please provide reasons	Unjustified and ineffective

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.

The approach to safeguarding land for the second station is **unjustified** and **ineffective** as it implies permanent safeguarding of the land. In contrast the safeguarded land for the energy centre is proposed to be time limited under MM19. It cannot logically be necessary for the purposes of soundness to introduce a time limit on safeguarding one area of land, while at the same time continuing to require the safeguarding of another area in perpetuity.

We are also concerned that as worded the policy could be interpreted as requiring road access directly to the potential second station. It is our understanding that the second station is not intended to have an associated car park and the proximity of the existing Cranbrook Station means that rail users who need to be picked up by car can do so there without being unduly adversely affected. It should be noted that level differences within this part of the Cobdens site would make provision of direct road access particularly difficult to provide and that this issue has not been raised during pre-application discussions on the application for the land under the control of Persimmon at Cobdens which has now been submitted to EDDC. As such we consider the policy to be **ineffective**.

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.

We propose adding the following to the end of the paragraph that finishes with “...would require Government/third party funding to deliver.”:

“Land will be safeguarded for the second station until such time that sufficient bus provision is in place to meet the public transport requirements of the Cranbrook Plan area.”

This is required to ensure that the plan is **justified** as the proposed rail provision is one option to meet the public transport needs of the future population of Cranbrook. Should bus provision be made to meet this need, there would be no requirement to provide a second station. Furthermore, if bus provision is made, this would mean that Government / third party funding would not be forthcoming as it this would undermine the business case for a second station.

We propose adding the following to the end of the paragraph that finishes with "...direct for prospective future station users":

"direct for prospective future station users **by foot and bicycle.**"

We consider this necessary to make the plan sound as it ensures that the policy is **effective**

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

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/government/uploads/system/uploads/attachment_data/file/422222/Procedure-Guide-for-Local-Plan-Examinations-2018.pdf). 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: [eddcc-privacy-notice.pdf \(eastdevon.gov.uk\)](http://eastdevon.gov.uk/eddcc-privacy-notice.pdf) 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/government/uploads/system/uploads/attachment_data/file/422222/Procedure-Guide-for-Local-Plan-Examinations-2018.pdf).