

**P.Boekman
2 Vine Cottage
The Square. Whimble
Devon EX5 2SR**

**The Cranbrook Plan
Planning Policy
East Devon District Council
Heathpark Industrial Estate
Honiton EX14 1EJ**

23.02.2022

Dear Sirs

Cranbrook Plan – Main Modification consultation.

Enclosed Representation form Part A and Part B as requested.

Both forms with attachments will be sent by email as required.

Yours Sincerely

P.Boekman 

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:

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 MR	Title	Click to enter text
First Name	Click to enter text Peter	First Name	Click to enter text
Last Name	Click to enter text Boekman	Last Name	Click to enter text
Job Title (where relevant)	Click to enter text Senior Partner	Job Title (where relevant)	Click to enter text
Organisation (where relevant)	Power group	Organisation (where relevant)	Click to enter text
Address	Click to enter text 2 Vine Cottage The Square Whimple Devon	Address	Click to enter text
Postcode	EX5 2SR	Postcode	Click to enter text
Tel. No.	[REDACTED]	Tel. No.	Click to enter text
Email Address	[REDACTED]	Email Address	Click to enter text

* 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:

The adoption of the Cranbrook Plan	<input checked="" type="checkbox"/>
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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	Peter Boetman (Power) Group
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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)	Please select from the dropdown list ✓	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	Select Yes or No.
If answering 'No' please provide reasons	✓ Click to enter text.
(b) Sound	Select Yes or No.
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.

Click to enter text or continue on a separate sheet of paper if necessary

Refer to (a) legal Compliance and
Duty to co-operate
Attachment

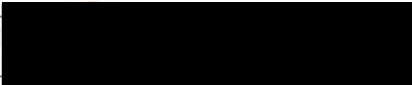
For Office Ref:

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.

Click to enter text or continue on a separate sheet of paper if necessary

Refer to (b) Soundness
ATTACHMENT

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	
Date	23.02.2022

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:

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

Part B – Your representation

Items 3 and 4

(a) Legal Compliance and Duty to Co-operate

There is no evidence that the process of community involvement within the Sustainability Appraisal has been complied with (SC1). There is no input within the Sustainability Appraisal of local community involvement other than input from a consultancy firm called (LUC) who are not locally based and have offices in Bristol and London.

(EDNCp) had concerns as raised by David Lock Associates within the Sustainability Appraisal and those concerns have not been assessed objectively by East Devon District Council.

If it is found under the Planning Compulsory Act 2004 (PCPA) that the Sustainability Appraisal is non compliant with the duty to co-operate, then the Cranbrook Plan should not be adopted.

Part B - Your representation

Items 3 and 4

(b) Soundness

Positive Prepared.

The areas objectively assessed were not dealt with adequately within the proposed main modification (PMM), (PMS) and the Sustainability Appraisal (SA). Would refer to Jeannette Wilson, (the Inspector) request on the 26.8.2021 to EDDC and their response 13.09.2021. I confirmed on the 30.10.21 that EDDC response appears to be an assemble of facts and figures taken at random and does not appear to address any of the points requested by the Inspector. The proposed main modification document (PMM) (PMS) and the (SA) is an assemble of statements that have been evaluated previously within the Inspectors meetings and still have no objective as to the items raised within those meetings as to whether the Cranbrook Plan has been objectively assessed.

The Inspector directed East Devon District Council to formulate a full Schedule of Modifications taking into account the details discussed surrounding the examinations.

It is deemed that the Sustainability Appraisal of the Cranbrook Plan January 2022 is still non compliant.

It has been confirmed that a main modification is classed as any modification which needs to be made to the policies or other context in order to make the plan sound. A Sustainability Appraisal is an appraisal of the **economic** and environmental, and social effects of a plan from the outset of the preparation process to allow discussions to be made and account for sustainable development. Substantiability of the Cranbrook Plan fails on all three objectives.

Within the Non technical summary of the Sustainability Appraisal would refer to Clause 2.4 on page 6. It confirms the sustainability objective of which the critical items are:

Item 4. To improve the population health.

Item 7. To maintain and improve cultural social and leisure provision.

Item 9. To promote the conservation and land use of land and enhance the landscape and character of East Devon.

Item 10. To promote and encourage non car base usage over transport and reduce journey times.

Item 11. To conserve and enhance the biodiversity of East Devon.

Item 13. To maintain and enhance the environment in terms of air, soil and water quality.

Item 15. To ensure that there is no increase in the risk of flooding.

Item 18. To maintain sustainable growth of employment for East Devon.

The Sustainability Appraisal of the Cranbrook Plan fails on all points and the defects within the plan, as the Inspectors request of 26.08.21 have not been addressed.

It has been agreed that there is a gap between the participant's position and that of the Council.

As the Sustainability Appraisal on the Cranbrook Plan does not redress this position, until more co-operation, based on sound principles is adhered to between the participants and the Council, no recommendations can be made to redress this omission.

Within the Sustainability Appraisal of the Cranbrook Plan, critical items that have not been addressed in are:

	Comment
Page 8 Clause 2.7. Increase average density of the property development to 45 dwellings per hectare acre	This is unsustainable for creating a new Town to comply with Environmental requirements.
Page 9 Clause 2.13 The option of building on the flood plan was not tested	Refer to page 13 Clause 2.35. There are areas of flood zones 2 and 3 around Cranbrook
Page 14 It is claimed that if the Cranbrook Plan were not to be adopted opportunities to include policies relating to the landscape impacts of the Town specifically will be lost.	Sustainability Appraisal Page 7 Item F to Chapters 6 and 9 do not adequately deal with Environmental requirements

With the Sustainability Appraisal of the Cranbrook Plan there appears to be no detailed Strategic Environmental Assessment(SEA) to support policies aimed to ensure environmental and possibly other sustainable aspects to be considered as affective policy plan and programme. A detailed Strategic Environmental Assessment(EIA) is required to be prepared before any attempt is made to adopt the Development Plan. It would be good policy for an Environmental Assessment(ELA) to be submitted on any Planning application.

The question of the areas objectively assessed needs has not been addressed properly as the Inspectors meetings.

There has been a refusal to discuss the number of houses required into the development and as contained within the local Cranbrook Plan. The evaluation was carried out by Edge Analytics as to an estimate of 950 new homes per annum. Within that document it categorically stated that these projections cannot be relied upon as fact, and actual results can be significantly different to what the sineros suggest is required.

Justified

There is no input within the Sustainability Appraisal to take into account any reasonable alternatives based on proportionate evidence.

Effective

There is no consensus between the Developers and East Devon District Council as to the number of properties being deliverable over a period as stated and its construtral process.

The effective joint working on cross boundary strategic matters is not evident as (106) Financial Agreements on infrastructure and the viability of the plan is still not agreed.

It should be noted that a Sustainability Appraisal is an Appraisal of the **economic**, environmental and social effects of the plan.

The economic Appraisals that have been evaluated within the Inspector's meetings and her request as contained within letter 26.08.2021 are still "at large". There is no evidence of common ground in this matter.

I cannot see any progress has been made within the Proposed Main Modification (PMM),(PMS) or the Sustainability Appraisal(SA). The objections that I submitted within my representation dated 16.04.2019 to Devon District Council are still relevant to date.

The modifications required to those documents are so numerous that it cannot be contained within a short written representation as enclosed.

The Cranbrook Plan is seriously flawed under the definition of Legal Compliance and Soundness.