

Dear Janet Wilson (Examining Inspector)

Cranbrook Plan - Proposed Main Modification consultation  
(17 January 2022 to 28 February)

**The POW+R Group (Protect our Whimble and Rockbeare Group)** are required by our group's guiding principles to provide you with our observations in respect to the modification of the Cranbrook Plan.

It is imperative to set out a few elements of background information.

As a group, as well as a substantive proportion of the villagers of Whimble, we condemn development of any kind east of Cobdens Lane as well as any incursion of the Cranbrook Plan area into the Parish of Whimble.

The POW+R Group take the preservation of a green 'buffer zone' between surrounding villages and the urbanised Cranbrook New Town very seriously. Some of these areas should remain in agricultural use. The importance of protecting these areas should be as robust as Green Belt legislation in the past. It should never be considered as potential development land.

It does not appear that sufficient attention has been given to the principles of the Localism Act 2011 linked to the views and written feedback of both Rockbeare and Whimble residents. The Act devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. This is linked to the creation of Neighbourhood Plans. The Parish of Rockbeare Plan was approved in 2018 and Whimble is working towards the creation of its own plan, which encompasses the entire Parish area.

In addition, we note that the safeguarding of land for a second new station at Cranbrook has been removed. For a 'ribbon' town of the shape and size of Cranbrook and a desire to encourage public transport, this is an illogical decision and goes against the green credentials of the new town.

According to Whimble Parish Council, the parish has 3 travellers' sites and takes the view that there are adequate sites in the parish and no further ones are required. The proposed site for travellers, east of Cobden lane, is an inappropriate location at the gateway of the New Town of Cranbrook.

Plans are in the pipeline for a metro style rail transport system with a great capacity from Axminster Station to Exeter St David's, requiring dualling of parts of the line, but this provision is no longer part of the Cranbrook Plan.

Tillhouse Farm Redevelopment - Tillhouse farm is a listed former farmhouse and associated buildings close to the town, with the owners having a responsibility to reinstate the property. It has been allowed to deteriorate.

The aim must be to restore and reuse this historic building for community use. There is no other option.

These comments relate to the main modifications.

Thank you for your time to read this information, comment and observations.

Yours Sincerely,

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Dip.Geog, BSc(hons), PGC(Soc. Sci.), MA(Env. Pol. Soc.)

**Media – POW+R Group**