

Date: 13 December 2022
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Our ref: AK/F/04/11/Examination



FAO Andrew Ashcroft
Independent Examiner (Broadclyst Neighbourhood Plan)

Sent By Email

Dear Andrew

Broadclyst Neighbourhood Plan Examination

Further to the clarification meeting held with yourself and representatives of Broadclyst Parish Council and East Devon District Council on 28th November, I write to advise on the planning status at the site of the Crannaford Crossing proposed allocation (NP Policy EC2).

I can confirm that following the closure of the Country Stores, there have been 2 planning approvals relating to re-use of/part of the site.

1. **Application reference 19/0630**

Change of use from a business warehouse (Use Class B1) and retail premises (Use Class A1) to general industrial use (Use Class B2), specifically for an MOT testing centre. Consent was approved with conditions restricting hours of operation and has been implemented. We understand this business is still operational at the site. This was considered an appropriate use for this site, with the Officer report noting that it was likely to generate fewer vehicle movements than were attracted to the site as a retail unit and that there was parking provision on-site.

2. **Application reference 20/0119**

Granted consent in March 2020 for use as a gym on part of the site which had become surplus to requirements as storage relating to the MOT business. This again involved re-use of the existing building. At the time County Highways advised that trip generation could be expected to be less than the former retail use, and although the lack of a pavement linking the site with nearby Cranbrook was noted, no overall objection was raised on highways grounds. The consent restricted the use by condition to a gym only, regardless of any future changes to the use class order, which of

course were amended in September 2020. We are not aware that this approval has been implemented, and it is due to expire on 6 March 2023.

For clarity, this does not alter the comments made by East Devon District Council at Regulation 16 stage in respect of Policy EC2 that, “whilst we consider that a light industrial use could be suitable at this location, we have serious reservations (which the plan proposers are aware of) about the generation of additional traffic (vehicular, pedestrian and cyclist) over the level crossing of the uses proposed, in relation to rail safety in particular.”

Whilst the Local Planning Authority will continue to consider any future applications on this site on a case by case basis, in terms of the proposed allocation in the neighbourhood plan for uses E(g)(i) or E(a) and E(b), we have noted and would refer to the views received through our Regulation 16 consultation of Network Rail as the statutory consultee in respect of rail safety.

Should you wish to look at the detail of the existing consents, all documentation related to them is available on our website, by entering the application references numbers in the search facility:

- [View planning applications, enforcements and planning appeals - East Devon](#)

I hope this is of assistance.

Yours sincerely

A. King

Angela King
Neighbourhood Planning Officer