

CRANBROOK, EAST DEVON

INFORMATION FROM THE EAST DEVON NEW COMMUNITY PARTNERS

To be circulated to residents to be notified about the August 2005 outline planning application

A DUPLICATE PLANNING APPLICATION FOR CRANBROOK

The consortium of national housebuilders and developers who will build Cranbrook, East Devon's new community north of Rockbeare, will be submitting (in the week beginning 29 August) a duplicate outline planning application for the 2,900 dwellings, schools, community facilities and employment land.

Speaking for East Devon New Community Partners, Paul Davis of Persimmon Homes said: "The duplicate application contains exactly the same information as the revised outline application discussed by East Devon's Development Control committee in May. It is a back-up measure for us, in case anything goes wrong during negotiations on the infrastructure and facilities to be provided for Cranbrook.

"We need to maintain the very good pace of progress to date. A duplicate application enables us to use the route of appeal to an independent inspector if there is prolonged delay in dealing with any issue through the first application.

"Currently, we have excellent working relations with the councils and providers of services, so I hope it won't be necessary to go to appeal."

Explanatory notes:

- A standard planning tool, soon to be replaced by new legislation, a duplicate application enables an applicant to proceed with discussions on one application while appealing for an independent inquiry on the other on technical grounds, such as non-determination – the failure of a planning authority to decide on an application within the time limit. Should the non-appealed application make satisfactory progress, it is usual for the application awaiting an appeal inquiry to be withdrawn.
- The first outline application for Cranbrook was submitted to East Devon District Council in June 2003. The material provided has been used to inform both the Devon Structure Plan Examination in Public in 2003 and the East Devon Local Plan Inquiry in late 2004. In both cases the panel and Inspector endorsed the principle of the new community and the proposed site.
- The application was brought up to date in a revised version earlier this year. In May 2005 East Devon's Development Control Committee considered and commented on the progress of preparatory work and negotiations. Members gave a green light for further detailed work.
- A summary of the documents submitted with the August 2005 application are set out on the reverse side of this information.

Summary of August 2005 Outline Planning Application Documentation

Prepared by the East Devon New Community Partners

The proposals set out in the duplicate outline planning application for the new community are identical to those already lodged with East Devon District Council in a separate application (the reference number for which is 7/22/03/P1900/00791).

The assessments of the impacts of the proposals and of the mitigation strategies are therefore as set out in the Environmental Statement that accompanies that application.

Likewise the non-technical summary and the Planning Statement are as previously submitted.

The only changes in the documentation relating to the existing application upon which you have been consulted are minor and presentational in nature. They are as follows:

	Changes made since March 2005 submission in relation to Application 03/P1900.
Application Drawings	<ol style="list-style-type: none"> 1. Identical drawings 2. Title updated to refer to application drawings rather Amended Application Drawings 3. Date Unchanged
Planning Statement	<ol style="list-style-type: none"> 1. Cover amended to August 2005 date and to refer to Planning Statement rather than Revised Planning Statement 2. No other changes to text 3. Note added inside cover to indicate same text as March 2005 4. The amended application is the same as the application hereby submitted. Therefore all references to the amended application should be read as applying to the new application. 5. Section 4.1-4.3 are superseded by the list of drawings and documents on the application form.
Environmental Statement including: Transport assessment Flood risk assessment	<ol style="list-style-type: none"> 1. Cover amended to August 2005 date and to refer to Environmental Statement rather than Environmental Statement Further Information. 2. Revised sections 1 and 2. 3. Extant sections from July 2003 ES added to March 2005 ES Further Information sections (where relevant) to provide comprehensive and single Statement. 4. Text from previous ES otherwise unchanged save for the addition of the prefix F to indicate where text was derived from the Environmental Statement Further Information that accompanies the outstanding application (as opposed to the original July 2003 submission).
Non Technical Summary	<ol style="list-style-type: none"> 1. Cover amended to August 2005 date and to refer to Non Technical Summary rather than revised Non-Technical Summary 2. No other changes to text. 3. Note added inside cover to indicate same text as March 2005 4. The amended application is the same as the application hereby submitted. Therefore all references to the amended application should be read as applying to the new application.