

EAST DEVON NEW COMMUNITY - Cranbrook

**FURTHER AMENDMENTS TO THE APPLICATION  
PROPOSALS:  
ADDENDUM TO PLANNING STATEMENT (March  
2005)**

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## **1 INTRODUCTION**

- 1.1 In July 2003 the “East Devon New Community Partners” (EDNCP) submitted an outline planning application to East Devon District Council (EDDC) for a new community to the East of Exeter, to be known as Cranbrook. The application, reference (03/P1900) was accompanied by an Environmental Statement (ES) reporting on an Environmental Impact Assessment (EIA) undertaken on the proposed development, as identified on the Development Framework Plan (DFP) and in the description of development.
- 1.2 After a thorough consultation process undertaken by EDDC and the EDNCP amendments to the planning application and further information on the ES (as requested by EDDC) were submitted by the EDNCP in March 2005. This process endeavoured to establish and resolve any outstanding issues before the Council determined the application.
- 1.3 The Council then took the outline planning application to committee in May 2005 and resolved to grant outline planning permission for the new community, subject to the preparation of a number of technical strategies and the resolution of the section 106 legal agreement.
- 1.4 As a result of the completion of the technical work to inform those strategies some further amendments are proposed to the application itself including to:
- the Development Framework Plan;
  - the Application Boundary; and
  - the Description of Development.
- 1.5 Previously, in March 2005, a Revised Planning Statement set out a site description, the rationale for the new community proposals at Cranbrook, a description of the development proposals and their evolution including the consultation process that has been undertaken, and the relationship of application proposals in whole and through their constituent parts with prevailing planning policy considerations.
- 1.6 In substantial part the Revised Planning Statement (March 2005) remains extant. As such a further comprehensive document is not necessary or helpful. This short report is an Addendum to that Revised Planning Statement, updating its content only where necessary.
- 1.7 As such this addendum:
- summarises the changes made to the application documentation (Section 2);
  - explains the change made in the Description of the Development (Section 3);
  - explains the changes made to the Development Framework Plan and any implications this on the assessment made of the application proposals in the Revised Planning Statement in March 2005 (Section 4); and
  - draws attention to the work now completed within the strategies which the District Council has requested prior to the approval of consent (Section 5).

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## 2 CHANGES IN APPLICATION DOCUMENTATION

### Existing Application

- 2.1 The changes in the application documentation are made to the existing outline planning application (reference 03/P1900).
- 2.2 The application was submitted in July 2003 on behalf of Hallam Land Management, Persimmon Homes, Redrow Homes, Wilson Connolly and Westbury Homes, referred to as the East Devon New Community Partnership (EDNCP). It was subsequently amended in March 2005.
- 2.3 East Devon District Council resolved to grant planning permission in May 2005 subject to the completion of a series of strategies and the legal agreement.
- 2.4 The duplicate application (05/2388/MOUT) is not amended at the present time.

### Change in the Name of the Applicants

- 2.5 Formally, we ask that the name of the applicants be amended.
- 2.6 This requires the deletion of the name Westbury Homes (Holdings) Ltd from the applicant name. The company has been acquired by Persimmon and is no longer a separate company.
- 2.7 The application therefore is to be in the flowing name:  
**“Hallam Land Management Limited, Persimmon Homes (South West) Limited, Redrow Homes (South West) Ltd and Taylor Woodrow Developments Limited.”**

### Changes in Plans

- 2.8 The drawings listed below (previously submitted in March 2005) are **withdrawn** (shown in strikethrough text).
- ~~Application Site Boundary Plan~~ ~~WCN028/AA/001~~
  - ~~Development Framework Plan~~ ~~WCN028/AA/003~~
  - ~~Building Heights and Residential Density Plan~~ ~~WCN028/AA/004~~
- 2.9 They are **replaced** by the following drawings:
- **Application Site Boundary Plan** **WCN028/AA/005**
  - **Development Framework Plan** **WCN028/AA/006**
  - **Building Heights and Residential Density Plan** **WCN028/AA/007**
- 2.10 The context plan WCN028/AA/002 still stands.
- 2.11 The **complete schedule** of application drawings therefore comprises:
- |  |                      |
|--|----------------------|
| <b>Context Plan</b>                                  | <b>WCN028/AA/002</b> |
| <b>Application Site Boundary Plan</b>                | <b>WCN028/AA/005</b> |
| <b>Development Framework Plan</b>                    | <b>WCN028/AA/006</b> |
| <b>Building Heights and Residential Density Plan</b> | <b>WCN028/AA/007</b> |

## Change in Description of Development

- 2.12 The Description of Development is revised to read as follows. The application is now seeking permission for:

*a new community comprising up to 2900 residential dwellings, a town centre and a local centre comprising retail, employment, community and leisure uses, 2 primary schools and one secondary school, sports and recreation facilities, a country park, a railway station, a cemetery/burial ground, allotments, landscaping, engineering works, and associated infrastructure, public transport infrastructure and car parking for all uses.*

Development to include the following uses in the locations shown on the Development Framework Plan:

Up to 2,900 dwellings of a mix of dwelling type and size, including a proportion of affordable dwellings, in locations shown on the Development Framework Plan including the town centre and local centre, with associated car parking.

A town and local centre comprising the following uses with associated car parking in accordance with PPG13 and PPG3 standards:

- up to 17,500 sq. metres (gross) of employment;
- up to 6,700 square metres (gross) retail floorspace (to include A1, A2 & A5);
- A3 (takeaways) and A4 (public houses and bars) uses;
- hotel(s); and
- community facilities including assembly, leisure and health.

Two primary schools, one special needs school and one secondary school and associated playing fields including all weather pitch(es) with floodlighting and associated car parking.

Construction of a new railway station with associated parking of up to 70 spaces plus cycle storage facilities and associated facilities and A1 retail outlet (not to exceed 200 sq.m.).

Sport facilities and pitches with associated car parking and children's play facilities comprising neighbourhood and local equipped areas of play/multiuse games areas, a skateboard park and civic space.

Strategic open space and landscaping provision including the retention within the public realm of those hedgerows identified on the Development Framework Plan (either in part or full), the provision of a country park and informal open spaces, the planting of copses. The country park to include compensatory flood storage works, trim trail, shared surface walking and cycling route, interpretation features, and creation of new areas of habitat of wildlife value.

Primary road / public transport corridor and associated access roads onto the old A30 as identified on the Development Framework Plan, footpaths and cycleways.

Associated infrastructure, roads, lighting, drainage systems for foul and surface water and floodplain compensation.

- 2.13 The changes to the Description of Development are therefore as follows:

- deletion of a reference to specific parking standards – “Up to 2,900 dwellings of a mix of dwelling type and size, including a proportion of affordable dwellings, in locations shown on the Development Framework Plan including the town centre and local centre, with associated car parking ~~in accordance with PPG3 and PPG13 standards~~”
- separation of A3 and A4 Use Classes from the limitation of 6,700 square metres on retail uses (now limited to A1, A2 and A5);
- specific reference for clarity to neighbourhood and local equipped areas of play rather than just “equipped areas of play”; and
- specific inclusion of a skateboard park in the description of development.

### **Environmental Statement**

- 2.14 Any potential significant environmental impacts resulting from the changes to the application proposal has been considered in the document entitled: “**Environmental Statement – Assessment of Further Amendments to the Scheme, November 2006**”.
- 2.15 This forms part of the application documentation and should be read in conjunction with the:
- **Environmental Statement, July 2003; and**
  - **Further Information on the Environmental Statement, March 2005.**
- 2.16 The further environmental information is submitted in accordance with Regulation 14 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. As such the following procedures have been undertaken:
- the submission of the further information has been advertised in the local newspapers (both the Exeter Express and Echo and the Herald) (Regulation 14 (2));
  - notices have been posted on the site (Regulation 14(4)); and
  - a certificate is attached to this effect with the amended application material (Regulation 14 (5)).

### **Illustrative Plans**

- 2.17 Where appropriate, the illustrative drawings have been amended.
- 2.18 Specifically the following illustrative plans have been resubmitted with the amended application proposals:
- |   |                          |
|---|--------------------------|
| Public Transport Accessibility                        | WCN028/0906/101 (Nov 06) |
| Sport and Recreation Provision                        | WCN028/0906/102 (Nov 06) |
| Predicted Retention/Loss of Hedgerows and Tree Groups | WCN028/0906/105 (Nov 06) |
- 2.19 Each of the above are for illustrative purposes only.

### **3 CHANGES IN DESCRIPTION OF DEVELOPMENT**

- 3.1 The changes to the Description of Development are very limited and reflect the work carried out in relation to the strategies that support the application and further consultations.
- 3.2 By referring to Use Classes A3 (Restaurants and Cafes) and A4 (Drinking Establishments) separately from general shops and services and takeaway units, it is anticipated that there will be additional flexibility to secure a wider range of uses within the town and local centre and the opportunity to provide for a greater range of the community's leisure activities without the need to travel. No more than 6,700 square metres gross of retail floorspace within Classes A1, A2 and A3 will continue to be provided within the current application.
- 3.3 The specific inclusion of a skateboard park in the description of development reflects the identification of an appropriate location for a facility (as is shown on the Development Framework Plan) and the inclusion of such a facility within the emerging section 106 agreement.

#### 4 CHANGES MADE TO THE PLANNING APPLICATION BOUNDARY AND DEVELOPMENT FRAMEWORK PLAN

##### **Changes to the Planning Application Boundary – Drawing WCN028/AA/005**

- 4.1 The changes to the application boundary result primarily from the need to respond to legal covenants restricting the use of two small areas of land within the March 2005 application to agricultural use only. For these legal reasons it is necessary to amend the red line to exclude these two parcels (one on the western edge and the other at the eastern end). In total these parcels comprise approximately 5.2 hectares.
- 4.2 Previously this land had been identified within the Development Framework Plan as being suitable for residential and formal sports (playing pitches, tennis and one LEAP).
- 4.3 In reconsidering the Development Framework Plan to address the issues raised by not being able to implement these elements of the March 2005 proposals, substantial benefits emerge from the reorganisation of land for playing fields at the eastern end of the development (see below). The inclusion of two additional fields abutting the eastern boundary of the March 2005 application site results in significant improvements in the disposition of uses within the Development Framework Plan.
- 4.4 The additional land now included within the application site comprises approximately 2.5 hectares of land. The impact of including the additional land within the application site, for the open uses proposed within the Development Framework Plan, has been assessed in full in the “**Environmental Statement: Assessment of Further Amendments**”. No additional significant environmental impacts have been identified.
- 4.5 In total, the changes result in reduction in the total site area of 2.7 hectares.
- 4.6 Procedurally, the fields are owned by one of the land owners with interests within the March 2005 boundary. Notice has in any event been served on this landowner and all the known land owners within the site. The relevant Article 6 notice has also been placed in the local newspapers.

##### **Changes to the Development Framework Plan – Drawing WCN028/AA/006 (November 2006)**

- 4.7 The changes to the Development Framework Plan are largely as a result of the evolution of the drainage strategy and detailed site survey work undertaken for the other strategies including a topographical survey and tree survey.

##### ***Drainage***

- 4.8 The changes to the Development Framework Plan relating to the drainage strategy have arisen following the completion of a full topographical survey of the site. This has allowed more detailed modelling of the drainage of the proposals that can now form the basis of assessing the most likely impacts of development in the following text.
- 4.9 The revised drainage proposals continue to avoid any encroachment of development within the 1 in a 1000 year floodplain save that identified as essential infrastructure (as previously). With the modification of the proposals for the provision of access to

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the station, and the reduction in the infrastructure now considered necessary to secure access to the station, the amended proposals result in a significant reduction of land take for essential infrastructure in the flood plain. The development is classified as being in PPG25 Flood Zone 1 with an annual probability of flooding of less than 0.1%.

- 4.10 The drainage proposals continue to make provision to compensate for floodplain storage lost to essential infrastructure. As previously, a net increase in flood storage over that presently available of 20% is provided, a beneficial impact.
- 4.11 In relation to surface water drainage, a sustainable urban drainage system is proposed with surface water runoff disposed into the ground where possible (e.g. within the western part of the site), or detained local to the source of runoff. Further attenuation is provided in ponds and basins to ensure that flows do not exceed pre development conditions. The greater use made of drainage basins in the amended application proposals reflect in part the need to ensure a readily maintainable drainage system, a concern previously raised in consultation.
- 4.12 The areas in which the drainage basins are to be located are now identified on the Development Framework Plan, within the area of the country park.
- 4.13 Attenuation areas will typically be around 1-1.5m deep with sloping sides and shelves to allow suitable landscape planting. The attenuation ditches will be predominantly dry, with wet low flow channels, when not in flood and will, through design, preclude use by flocks of birds and enhance local habitat.

#### ***Veteran Trees***

- 4.14 A full tree survey of the site has also now been undertaken which has identified a number of veteran trees on the site. Following meetings with the appropriate statutory consultees to agree the findings of the tree survey the veteran trees have been identified on the Development Framework Plan. Most are located within the Country Park but one cluster of trees is located to the east of the proposed cricket pitch and has led to a slight realignment of the main road to ensure the trees can be protected with an appropriate buffer surrounding them.
- 4.15 The amendments to the application proposals therefore result in a benefit in ecological terms in providing for the retention of identified veteran trees.

#### ***Sport & Recreation Provision***

- 4.16 As a result of the removal of one of the areas covered by the Restrictive Covenant at the western end of the new community from the planning application, a new, more central, location for the open space facility to the west of the country park is now proposed, to the south of the primary school. The new location will facilitate access to the facility by being more central and also reduce the need to break the green lane hedgerow for vehicular and pedestrian crossings.
- 4.17 Following the identification of the veteran trees mentioned above, the need for local drainage attenuation and the removal of the Restrictive Covenant land at the eastern end of the New Community, a new location for the playing fields is proposed at the eastern end of the new community. This provides for a more efficient use of land and provides flexibility for future expansion.
- 4.18 Previously the arrangement of land for sports areas within the eastern part of the development resulted in a more fragmented pattern of pitch provision and given the more irregular arrangement of the land provided an uneconomical use of land and additional concerns regarding ongoing maintenance.

- 4.19 Finally, a location is proposed for a skateboard park, a use that has arisen in the section 106 legal agreement negotiations. This is to be provided alongside a Neighbourhood Equipped Area of Play or MUGA and a Local Area of Play, adjacent to the secondary school.
- 4.20 The provision for pitches continues to be in accordance with the locally derived standards for pitch provision set out in the Local Plan and will be augmented by community use of facilities within the education campus, within which permission is sought for artificial pitch(es).

***Main Local Route Alignment***

- 4.21 The Main Local Route alignment has been modified to reflect the ongoing technical work and through further consultation. The beneficial changes are as follows:
- a revision of the alignment to ensure a direct high quality public transport route in advance of the provision of access to the station, a direct route to the station, a reduction in the length of essential infrastructure in the flood plain and to secure the best location following the findings of the tree survey;
  - a minor alteration to the main local route is proposed at the eastern end, to ensure the protection of a cluster of veteran trees; and
  - a minor amendment to the location of the crossing of the main local route through the country park on the advice of the consultant team in accordance with the findings of the tree survey.

***Secondary School***

- 4.22 Following the findings of the tree survey and topographical study the Education Campus boundary parcel has been amended slightly to allow for the retention of a hedgerow and brook and provide a direct green corridor from the country park to the network of linear ponds, referred to as the 'ecology park'.
- 4.23 The property has also been extended to incorporate the land up to the railway. The site is also now proposed to include a special school in addition to the Secondary and Primary schools.

***Further Minor Changes***

- 4.24 The two other minor changes are a very minor change to the location of the open space and LEAP to the north east of the western primary school. This is to allow for the protection of an important tree within the open space. Finally, a parcel of town centre and residential land uses have been swapped, to the west of the town square in front of the secondary school, following the consideration of community uses set out in the section 106 agreement that might be best located here.

**Changes to the Density & Building Heights Plan – Drawing  
WCN028/AA/007 (November 2006)**

- 4.25 As a result of the minor amendments to the layout of some residential and mixed use parcels in the Development Framework Plan, the density and building heights plan has been amended accordingly. There are no changes in the format of the plan and the main change to note is the introduction of residential development where playing fields were to be located at the eastern end of the new community and the new location of the playing fields where residential was formerly proposed.
- 4.26 The building heights remain consistent with those previously proposed in response to the analysis of landscape and visual impact issues.

### **Consequential Changes to the Land Use Budget**

- 4.27 The principal changes in terms of the areas devoted to each land use are set out below.

#### ***Residential Land***

- 4.28 As a result of the reduction in the site area overall, and an increase in the land within the country park (including the detention and drainage basins), the amount of residential land within the application site reduces from some 78.2 hectares to 75 hectares.

#### ***Town and Local centre***

- 4.29 The town and local centre has increased marginally to 12.1 hectares to reflect both the range of facilities that are being considered through the emerging section 106 agreement but also to provide flexibility in terms of the potential future growth of Cranbrook.

#### ***Education***

- 4.30 The provision for education has been confirmed to reflect the outcome of consultations with the education authorities and totals 14 hectares.

#### ***Country Park***

- 4.31 Notwithstanding the reduction in the size of the application site as whole, the country park (including the provision made for attenuation areas) has increased in size by approximately three hectares to 35 hectares.

## **5 CONCLUSIONS**

- 5.1 The amendments to the application have often been generated by the work that has been undertaken to prepare the strategies sought by East Devon District Council prior to determining the application.
- 5.2 The changes made now allow the Council to determine the application confident that the strategy outcomes have been reflected in the formal application material. The changes made to ensure that this is so, have resulted in enhanced proposals that accord with planning policy as it relates to the application proposals as a whole.
- 5.3 The strategies have provided further assurance for the District Council in terms of delivery of key aspects of the proposals set out in the application.
- 5.4 For instance the Landscape Biodiversity and Drainage Strategy sets out in significant detail an integrated strategy that will deliver not only the country park proposals within the application material but the strategic landscape framework and ecological enhancement strategy as a whole.
- 5.5 The Strategic Design Guide sets out clearly the mechanisms by which the design of the town is to be co-ordinated and delivered in particular through detailed codes. As the first part of that process it explains the application proposals and puts in place a clear framework for the development of those codes identifying key areas and contexts within Cranbrook which demand particular design responses. It sets performance parameters for the more detailed codes to develop within.
- 5.6 The sustainability strategy demonstrates, for instance in proposing that all homes should accord with an Ecohomes and BREEAM very good (2006) standard, and in proposing that 1,000 dwellings have solar water heating technologies, how the policy requirements in the East Devon Local Plan such as D1B are met and exceeded. Of course the strategy provides for a much broader range of initiatives than these.
- 5.7 In the light of the above, the applicants therefore consider that the application proposals move forward for determination and a planning permission. This will allow rapid progress to be made on the outstanding areas of detail and an early commencement in development.