

## DEVON COUNTY COUNCIL

Edward Chorlton  
Deputy Chief Executive and  
Director of Environment, Economy & Culture

Ms. J. Algate,  
Major Projects Officer,  
Corporate Director - Environment,  
East Devon District Council,  
The Knowle,  
SIDMOUTH,  
EX10 8HL.

County Hall  
Topsham Road  
Exeter  
Devon  
EX2 4QW

Your ref: Date: 1st December 2006 Phone: (01392) 383233 e-mail: environment@devon.gov.uk  
My ref: CRAN/SDR Please ask for: Stewart Redding Fax: (01392) 382135

Dear Ms. Algate,

**East Devon District: Proposed New Community (Cranbrook) Comprising 2,900 Residential Dwellings, a Town Centre and a Local Centre Comprising Retail, Employment, Community and Leisure Uses, 2 Primary Schools and 1 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, on Land North of Rockbeare Between the Former A30 and the Exeter-Honiton Railway Line, near Broadclyst/Rockbeare/Clyst Honiton (Outline Application)**

Further to our telephone conversation this morning concerning the above proposal, I set out below the resolution of the Members of the Development Control Committee following consideration at the meeting on 29th November 2006. This resolution is subject to the preparation and formal approval of the Minutes of that meeting. It was resolved:

*"that East Devon District Council be advised that Devon County Council:*

(i) *as Strategic Planning Authority, raises no objection to the development as proposed in the application as now submitted in its amended form (planning ref. 03/P1900) (November 2006) and to the various submitted strategy documents which accord broadly with the provisions of the adopted Devon Structure Plan, the adopted East Devon District Local Plan and the emerging Regional Spatial Strategy for the South West, subject to:-*

(A) *clearer recognition within the application of the implications of the policies contained within the draft Regional Spatial Strategy, especially regarding Cranbrook's future enlargement and wider future – proofing, as part of the Exeter Sub-Regional Strategy;*

(B) *improvements to the Sustainability Strategy to take greater account of the Code for Sustainable Homes, the Stern Report, Devon Structure Plan Policy ST23, Policies G and RE1 of the emerging Regional Spatial Strategy and include a commitment to achieve BREEAM Excellent, Lifetime Homes, wheelchair accessible homes and at least 20% of the overall energy demand from on-site renewable sources;*

(C) *improvements to the Strategic Design Guide to provide appropriate town-wide guidance and instruction for the detailed design codes in accordance with the recommendations in Section Appendix I;*

*Continued...../*

(D) improvements to the Phasing Strategy in accordance with the recommendations in Section Appendix I;

(E) improvements to the Strategic Landscape, Biodiversity and Drainage Strategy in accordance with the recommendations in Appendix I;

(F) a significantly improved Housing Strategy in accordance with the recommendations in Appendix I to clearly articulate the likely mix of housing types and tenures, the composition of affordable housing and the phasing of housing provision;

(G) improvements to the Employment and Retail Strategy in accordance with the recommendations in Appendix I;

(H) the submission of a Construction Environmental Management Plan;

(i) improvements to the Archaeological Mitigation Strategy in accordance with the recommendations in Appendix I;

(J) all the amended strategies being submitted as a package and agreed by the Local Planning Authority prior to planning approval and prior to the submission of any reserved matters application;

(K) the prior completion of a Section 106 Agreement covering the requirements for service infrastructure provision and/or the imposition of planning conditions covering the requirements as set out in detail in Appendix II to report EEC/06/210/HQ;

(ii) as Local Highway Authority, has no objection in highways and transportation terms to the development as now proposed subject to:-

(A) no objections being received from Her Majesty's Inspector of Railways and/or Network Rail in respect of the use and safety of Crannaford level crossing;

(B) the prior completion of a Section 106 Agreement and/or the imposition of planning conditions covering the requirements as set out in detail in Appendix III to report EEC/06/210/HQ;

(C) the resolution of those matters still outstanding in the Strategic Design Guide as listed in Appendix I to report EEC/06/210/HQ in consultation with the Director of Environment, Economy and Culture;

(D) no reserved matters applications being entertained in connection with the development until a Detailed Design Code for that phase of the development is submitted and approved; (upon submission and approval of these Detailed Design Codes, these can be then used as a basis for determining adoptable streets in this community);

(iii) advises that any further planning applications for expansion of Cranbrook would have to contain the requirement that (i) the route to the station as present shown on the Development Framework Plan as a cul de sac be extended through any adjacent development to the west to rejoin the C832 west of the proposed development site; and (ii) be included proposals to restrict the use of Crannaford Lane in the vicinity of the level crossing by motorised vehicles.

Continued...../

As discussed, I also enclose sheet of the significant amendments to the Report which was circulated to Members at the Meeting.

I trust that this information will be of assistance to you, but please let me know if you wish to discuss this matter further.

Yours sincerely,

***Stewart Redding***  
**for Deputy Chief Executive and Director of Environment, Economy and Culture**

Enclosed:

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2006-2007  
Road Safety



General Enquiries: 01392 382000.

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