

Further Representations on East Devon District Council's Cranbrook
Local Plan

Inspector's Draft Matters, Issues and Questions For Examination

On Behalf of Stuart Partners Ltd

Land to the West of Gribble Lane Grange Expansion Area

8 January 2020

McMurdo LPD Ltd
The Basement Office
4 Baring Crescent
Exeter
EX1 1TL

Contents

1. Introduction and Summary of Our Client's Position
2. Response to Inspector's Draft Matters, Issues and Questions for Examination

1. Introduction and Summary of Our Client's Position

Background

- 1.1. McMurdo LPD Ltd ("McMurdo") acts for *Stuart Partners Ltd* ('client'), who controls *Land to the West of Gribble Lane* in (CB5) *the Grange Expansion Area* of the Cranbrook Plan (please see Appendices 1 and 2).
- 1.2. The Council know that our client is a well-known landowner and developer with a proven track record of delivering high quality strategic development projects, including residential and commercial developments with significant elements of green infrastructure and SANGS, ultimately creating homes, jobs, wealth and prosperity for East Devon and its sub region.

Cranbrook Masterplan

1.3. Our client:

- **supports** the proposed allocation of their land comprising residential development and associated open space and green infrastructure, including Suitable Alternative Natural Green Space (SANGS) and is fully committed to making their land available for the proposed uses in short timescales; importantly they can deliver the objectives of The Cranbrook Plan and the land uses identified in the papers without reliance on third parties.
- **supports** the relevant policy wording which states that an equalisation of costs (as far as possible) needs to be achieved across the parcels to make sure that development can proceed at market pace.
- **supports** the overarching framework for the principles of development, which means that applications which comply with it should be approved without delay. (A "roof-tax" approach to planning obligations is appropriate whether there are agreed comprehensive development and phasing plans in place or not).
- **supports** the proposed zero CIL rate and 15% affordable housing requirements.

1.4. However, our client:

- whilst supporting the allocation in principle, **objects** to the proposed built up area boundary of the Grange Expansion Area and does not agree with the Council's conclusion that the natural drop in ground levels to the south of the Grange Expansion Area acts as a natural boundary to development and would restrict the further expansion of Cranbrook in this direction; instead, backed by detailed consultancy input, our client understands that this area of land has some development potential if developed sensitively and respectfully *asks that the Cranbrook Masterplan boundary is altered slightly to accommodate their significantly better option as*

proposed in their submitted application (East Devon District Council Reference 19/1798/MOUT).

- **objects** to strict phasing controls (Policies CB6 and CB7, in particular, refer) and respectfully *asks that words attempting to strictly control phasing be removed from the policies in the Plan and replaced with words encouraging pliable (e.g. “roof-tax”) approaches to planning obligations and the delivery of expansion area and allocation wide infrastructure.*

Submission of Outline Planning Application

- 1.5. Our client has submitted an outline planning application for up to 200 dwellings in the CB5 Grange Expansion Area. For solid technical reasons, it does not fully comply with the proposed built up area boundary.
- 1.6. The main differences between their application layout and the Cranbrook Masterplan layout are:
 - the Cranbrook Masterplan Layout shows C 200 houses obliterating ancient trees in a parkland setting and delivering C 5 Ha of SANGS and no internal open spaces;
 - they show C 200 houses retaining ancient trees in a parkland setting, delivering C 5Ha of SANGS and C 7Ha of quality internal open spaces just outside of the proposed boundary but without any harm whatsoever.

Council Requests Small Changes to Our Layout

- 1.7. Upon submission of the application and following a meeting with Council Officers we were asked to make a small change to the layout to ensure that the proposed SANGS links with and flows into the other SANGS proposed as part of the Cranbrook Masterplan, strongly implying that Officers agree that this approach, which is underpinned by far greater technical detail than that gathered by the Council, is better than the high level approach as outlined in the Masterplan.

Desired Changes to the Plan

- 1.8. Our client respectfully suggests that:
 - the Cranbrook Masterplan built up area boundary is altered slightly to accommodate the significantly better option as proposed in submitted application East Devon District Council Reference 19/1798/MOUT; and,
 - words attempting to strictly control phasing be removed from the policies (e.g. CB6 and CB7) in the Plan and replaced with words encouraging pliable (e.g. “roof-tax”) approaches to planning obligations and the delivery of expansion area and allocation wide infrastructure.

2. Response to Inspector's Draft Matters, Issues and Questions for Examination

Matter 9 Issue 12 Inspector's Questions 129, 130,

2.1 **Q129.** and **Q130.** Flexible (e.g. "roof-tax") approaches to planning obligations and the delivery of expansion area and allocation wide infrastructure. (e.g. Harry Stoke, South Gos) will ensure a fair allocation of costs/responsibilities is achieved and a justified and effective policy consistent with national policy.

James McMurdo MRTPI MRICS

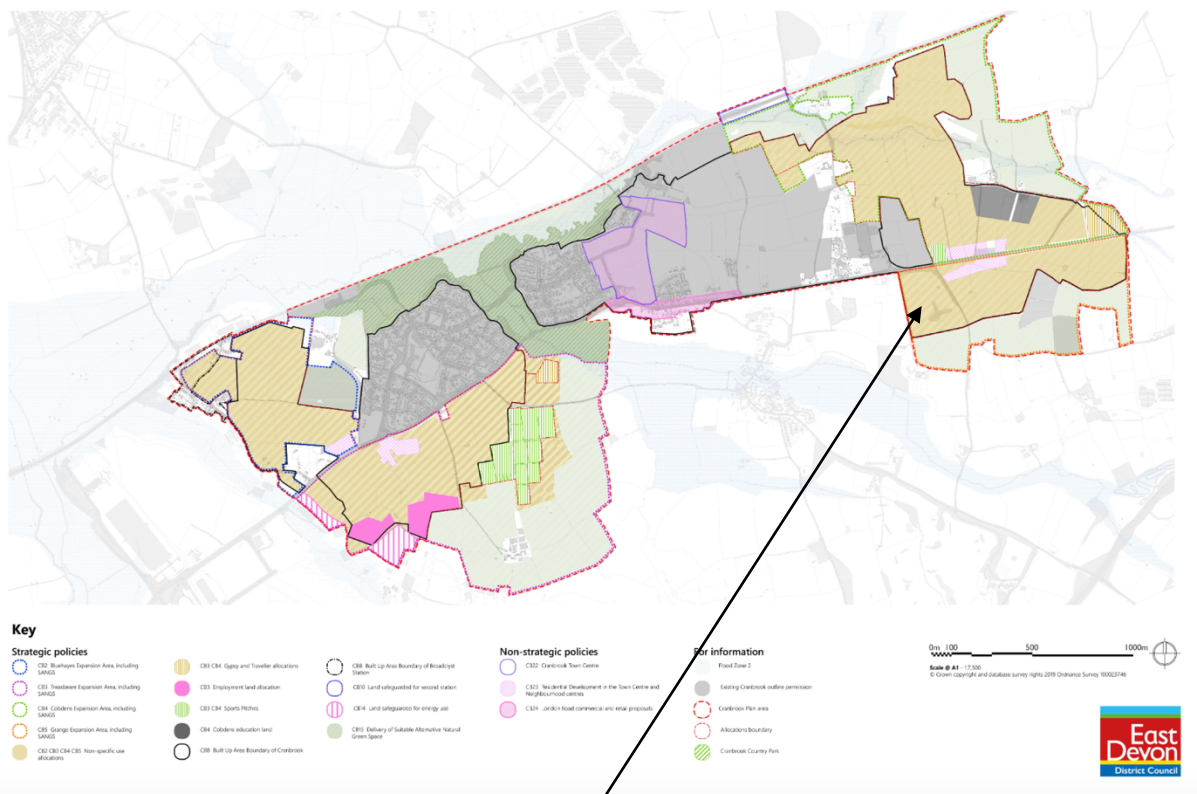
Director

For Stuart Partners Ltd

a McMurdo LPD Ltd
The Basement Office
4 Baring Crescent
Exeter
EX1 1TL
e james@mcmurdolpd.com
t 01392 422297
m 07738 447001
r 18002

Appendix 1

Cranbrook Plan - Policies Map



Site
URN 147;
EDDC Application Reference No 19/1798

Appendix 2: Illustrative Masterplan 19/1798/MOUT



Accommodation Schedule

Open Market (169 no. total)

2 Bed Flat	9 no.
2 Bed FOG	2 no.
2 Bed House	39 no.
3 Bed House (2 storey)	73 no.
3 Bed House (2.5 storey)	2 no.
4 Bed House (2 storey)	41 no.
4 Bed House (2.5 storey)	3 no.

Affordable Housing (30 no. total)

1 Bed Flat	12 no.
2 Bed House	12 no.
3 Bed House	6 no.

Open Space Comparison

	Cranbrook Masterplan	Rockbeare Proposals
On Site Public Open Space (ha)	2.84	6.37
SANGS Area (ha)	5	5
Total	7.84	11.37

REVISION	DATE	COMMENTS	AUTHOR / CHECKED
 architecture urbanism landscape			
Land at Rockbeare			TITLE
Revised Masterplan			DETAIL
LHC GROUP www.lhc.net		DATE 08/01/20	SCALE 1:2000 @A3/1:1000 @ A1
EXETER 01392 444334 PLYMOUTH 01752 669366	DRAWING NO. 18130_SK01.06.01	REV 	AUTHOR / CHECKED AV / AS
DRAWING - STATUS FINAL			