

Cranbrook

New Community

Phase 2 Full Application

Environmental Statement Non-Technical Summary

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CRANBROOK PHASE 2

ENVIRONMENTAL STATEMENT NON TECHNICAL SUMMARY

Submitted in support of a Full Planning Application
for an additional 590 dwellings at Cranbrook

PREPARED BY:

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With

WSP

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FPCR Environment and Design

Ecology Solutions

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Land Research Associates

RPS Group

ON BEHALF OF:

Hallam Land Management, Persimmon Homes Ltd and Taylor Wimpey Development Ltd

31 July 2013

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1.0 INTRODUCTION

A full planning application is being submitted to East Devon District Council for an additional 590 dwellings at Cranbrook. The site, the "Phase 2" area, was included within the outline planning application area for which planning permission was granted on 29th October 2010. The proposal therefore is to provide an additional 590 houses to the 2,900 for which outline planning permission has already been granted taking the total number of dwellings for the new community to 3,490.

The application is by the East Devon New Community partners, which comprises Persimmon Homes Limited, Hallam Land Management and Taylor Wimpey Developments Limited (the applicant).

The application is supported by an Environmental Statement ('ES') which reports on the findings of an Environmental Impact Assessment ('EIA') of the Proposed Development.

The purpose of the ES is to ensure the likely significant effects of the Proposed Development on the environment are fully understood and taken into account before any decision on the application by the Local Planning Authority is taken. In so doing the ES provides a full update of the relevant environmental baseline data previously assessed prior to the original Cranbrook planning permission. It has been prepared in the light of the latest guidance and policy in relation to the assessment of development impacts.

In assessing the impacts of the current proposals the EIA takes account of the existing commitment to build 2,900 new homes at Cranbrook and considers the impact of the proposals together or cumulatively. It also takes account of the mitigation strategies already agreed insofar as they serve to mitigate the effects of the current proposals for an additional 590 dwellings.

Impacts are assessed as adverse or beneficial or neutral and their significance is assessed in relation to the scale of the impact and the sensitivity of the affected receptor.

The purpose of this non-technical summary is to summarise the findings of the Environmental Impact assessment of the application for additional dwellings at Cranbrook.

Copies of the report will be accessible for viewing either at the Council Offices and/or on its website and can also be obtained on request from David Lock Associates at the address below:

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Written comment on the Environmental Statement should be made to the planning department at East Devon District Council at the address set out below and they will be considered as part of the consideration of the planning application.

Planning Department

East Devon District Council

Knowle

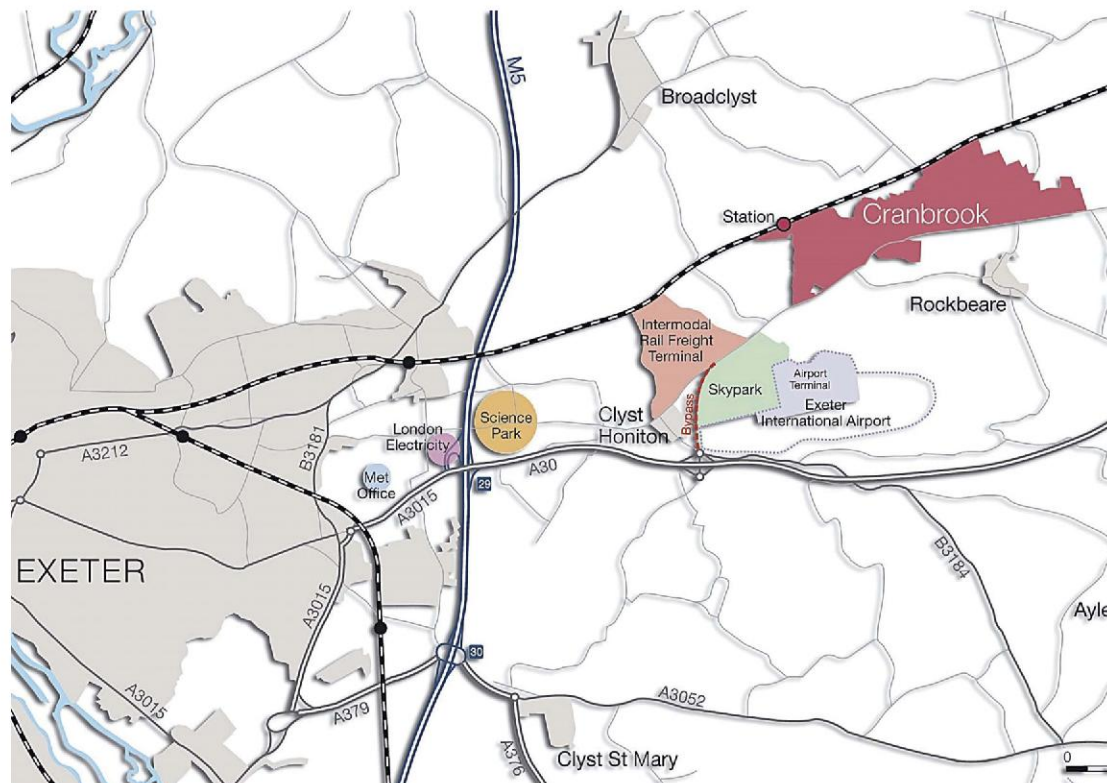
Sidmouth

DEVON

EX10 8HL

Email: planning@eastdevon.gov.uk

Or Register on line and comment: <http://planning.eastdevon.gov.uk/online-applications/>



2.0 THE APPLICATION SITE AND PROPOSED DEVELOPMENT

Cranbrook New Community, for which outline planning permission has been granted, is located to the east of Exeter and is situated between the villages of Broadclyst, Whimble and Rockbeare.

The application site for Phase 2 of Cranbrook, the application that this ES is submitted in support of, is within the area for which outline planning permission has been granted. It lies to the east of the Rockbeare Stream and extends eastwards towards Crannaford Lane. Cranbrook Town centre will abut the proposals to the east.

At present the land is primarily agricultural land, with some hedgerows with trees located in those hedgerows. The Cranny Brook lies to the north of the application site.

The Phase 2 application site includes the existing farm buildings associated with Tillhouse Farm and the cottage and Tilcrest. The farmhouse itself, a Grade II listed building, is located just outside the application area.

Cranbrook New Community includes a full range of land uses including 2 primary schools, one secondary school, a new railway station, retail, commercial and leisure provision in the town centre and the phase one local centre, informal and formal open space and a country park.

This planning application for phase two is for:

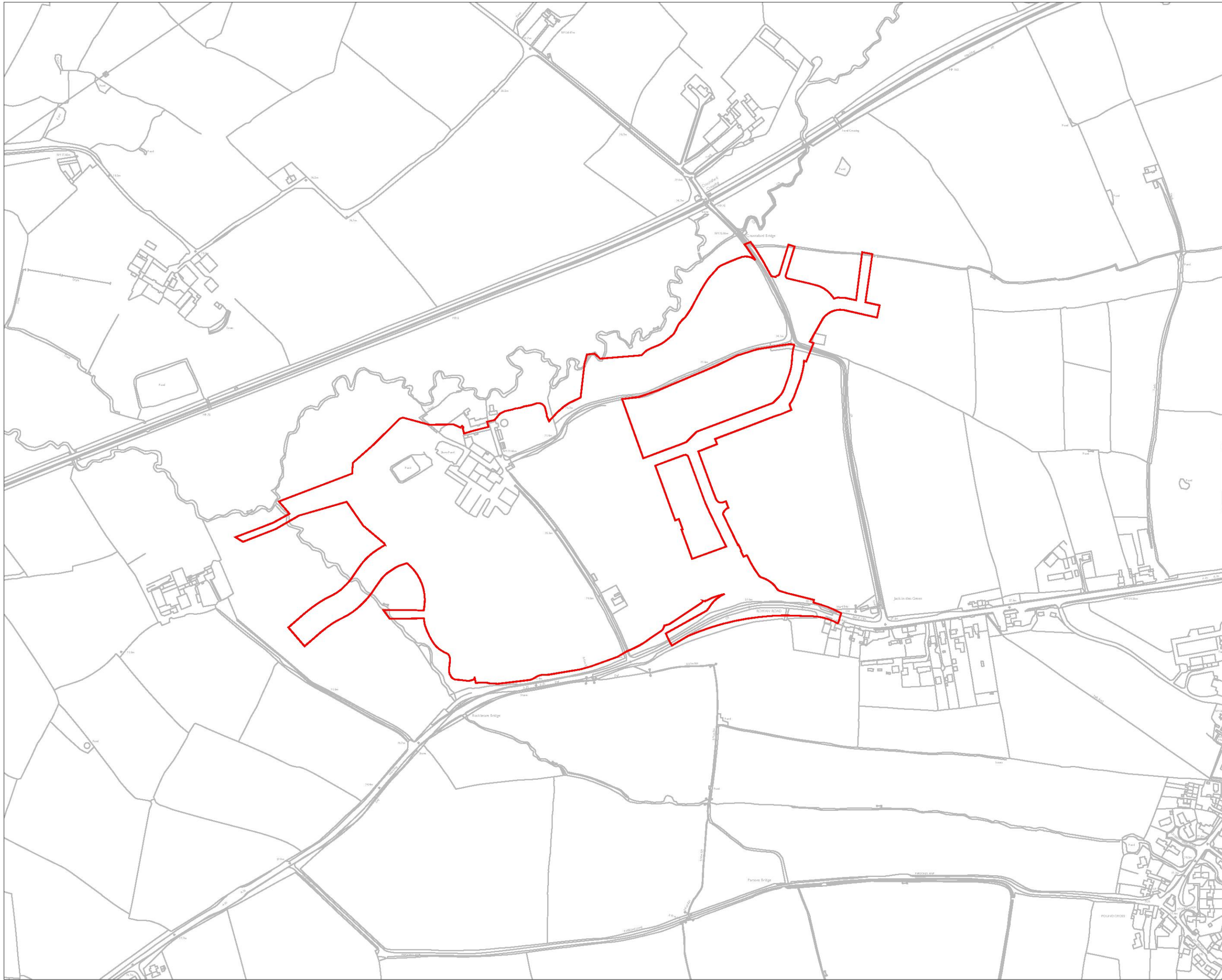
an additional 590 dwellings at Cranbrook, car parking, open space provision including one local equipped area of play, access from the B3174, associated landscaping, demolition of buildings and structures, engineering (including ground remodelling and removal of sub-structures) works, structures and infrastructure.

Listed building consent is also sought for the demolition of farm buildings that pre date 1948 and may be deemed to be curtilage listed in relation to the main Tillhouse farmhouse. No changes are proposed to the farmhouse itself.

The application proposals include:

- a broad range of house types and sizes
- an area of open space adjacent to the Tillhouse Farm access and including a Children's Play area
- landscaping details

- a comprehensive drainage scheme
- a section of the Main Local Route running through Cranbrook
- the retention where possible of existing landscape features
- demolition of Tillcrest and farm buildings associated with Tillhouse Farm but not including the farmhouse



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Cranbrook
Phase 2 Full Planning Application Boundary

Date	July 2013	Scale	1:5000 @ A3
Drawn	---	Approved	---
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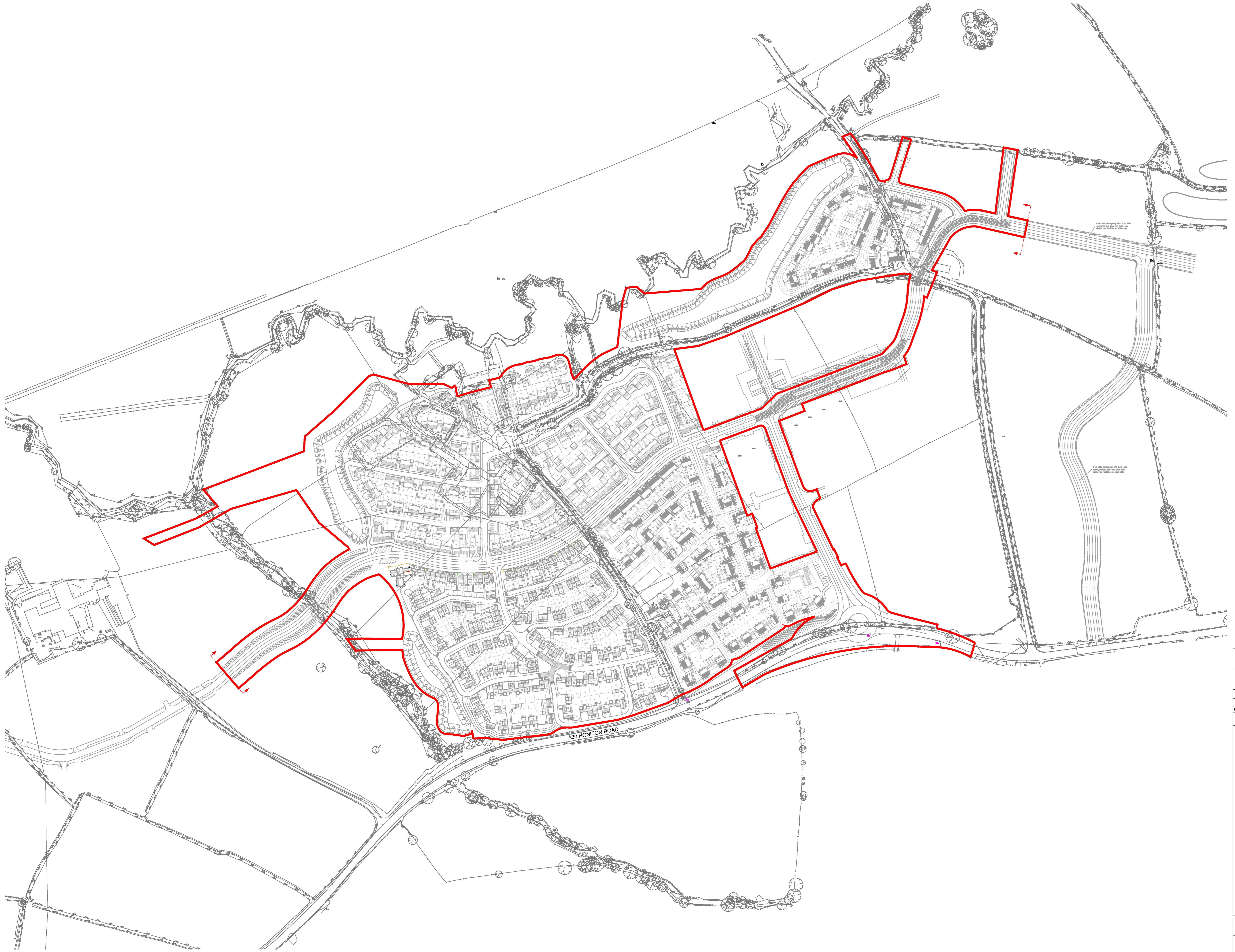


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Key

Site Application Boundary



D	Red line application boundary revised in acc. with plan as provided by CJA, 23.07.13	24.07.13	POK	
C	Red line application boundary revised in acc. with plan as provided by CJA to include area for demolition, access to stream & working zone for highway construction.	17.07.13	agp	MP
B	Red line application boundary revised in acc. with plan as supplied by David Lock Assoc, 10.7	10.07.13	agp	MP
A	Drawing no revised from 101-1.	28.06.13	agp	MP
Rev	Description	Date	Initial	Checked



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Client CRANBROOK CONSORTIUM

Project PHASE 2 CRANBROOK

Title SITE LOCATION PLAN.

Status	Drawn By	PM/Checked by
Planning	RMagp	MP
Job Ref	Scale @ A0	Date Created
JBR2173	1:1250	08.04.2013

Drawing Number	Rev
4002	D

3.0 PLANNING POLICY CONTEXT

The proposed development is being brought forward in the context of a support for development that meets the needs of communities in a sustainable manner in the Government's National Planning Policy Framework.

It is also the case that the local planning context including, the existing and emerging East Devon Local Plans, identifies Cranbrook as one of the most sustainable opportunities by which the housing needs of the Exeter and East Devon growth area and wider East Devon area might be met. In particular the relationship between Cranbrook and the employment opportunities planned at Skypark, at the Science Park, Exeter Gateway and the Airport reinforces the strategic policy commitment to Cranbrook.

The Exeter and East Devon growth area strategy, which has Cranbrook at its heart, is further underpinned by the careful planning and implementation of infrastructure to serve the town and related employment developments. With substantial investment of infrastructure already complete, the sustainability credentials of Cranbrook are further reinforced.

4.0 SOCIO-ECONOMIC IMPACTS

No significant adverse effects are predicted taking into account the timely provision of supporting schools, shops and community facilities (including open space) as Cranbrook is developed. These are secured by obligations and conditions attached to the existing Cranbrook permission.

The proposed development will involve the construction of an additional 590 dwellings and thereby have a direct impact on the housing market by an increase in the current housing stock.

Major beneficial impacts may be anticipated in terms of meeting the need for new homes in a sustainable manner, the consequent fostering of economic development and the further underpinning of Cranbrook as a sustainable new community.

While there will be no new jobs directly generated within Phase 2, there will be employment benefits during the construction stages and jobs ancillary to residential land use and the potential for home working/small offices at home.

The proposals will support local services and facilities at Cranbrook, including the town centre.

5.0 TRANSPORT AND ACCESS

Substantial investment has taken place in the transport infrastructure associated with development to the east of Exeter and at Cranbrook. The Cranbrook proposals have resulted in the construction of the Clyst Honiton Bypass and investments that have taken place in public transport, walking and cycling. As part of the existing permission for 2,900 dwellings, public transport services now exist in Cranbrook and are planned to increase. Such services will be supported by additional development at Cranbrook.

This also applies to rail services. The proposals for a station at Cranbrook are expected to come forward shortly.

No major adverse impacts on highways are anticipated as a consequence of additional 590 dwellings now proposed - in particular taking account highway improvements already planned to take place irrespective of the proposed additional development at Cranbrook. The provision for Travel Plans that promote sustainable alternatives to the car in Phase 1 of Cranbrook will be continued in Phase 2. Other measures could include potential additional contributions to highway works that would result in minor beneficial impacts of the development.

An assessment of the impact of construction traffic has also been undertaken. A Construction Environmental Management Plan is proposed to be prepared to consider and mitigate the impact of construction traffic through all phases of the development.

6.0 AIR QUALITY

Application of measures within the proposed Construction Environment and Management Plan (CEMP) would ensure impacts on air quality during construction, including dust generation, would be of no greater than negligible significance.

Dispersion modelling has been carried out to assess the operational impacts associated with the proposed development. The assessment has shown that traffic associated with the development will have a negligible impact on air quality at all receptor locations (including existing dwellings) close the site. Following completion, the Proposed Development is predicted likewise to result in only negligible effects.

7.0 NOISE

Residual construction effects will persist only for the short term while the construction activity is being undertaken, and these are to be controlled in accordance with a Construction Environment and Management Plan that mirrors that already established for the remainder of Cranbrook.

The impacts of existing noise sources (e.g. traffic, rail and airport related noise) on the proposed development have been assessed. There are no significant effects.

Equally there are no significant adverse effects on existing premises or locations arising as a result of the traffic related to the additional 590 dwellings have been considered. No significant effects are estimated. .

8.0 LANDSCAPE AND VISUAL IMPACT

The application site already has planning consent for new development as part of the Cranbrook New Community.

The site itself is predominantly rural in character. The landscape is represented by farmland, hedges, trees, watercourses and farmsteads. However, there are urban elements within the local area that have an urbanising influence on character. This includes: electricity pylons to the north along the River Clyst, and to the east of the site near Lower Southbrook; the adjacent Exeter-Honiton railway line; the former A30 with intermittent buildings and properties, Exeter Airport, the new Skypark and Science Park; and new housing and infrastructure to the west of the site as part of Cranbrook Phase 1.

Well removed from the more rural elements, and has no direct relationship with, the attractive landscapes of the East Devon AONB to the south east and The Blakedown Hills AONB to the north west the landscape of the application site is not considered to be an attractive landscape of scenic valued beauty. It has a clear relationship with the existing Cranbrook urban area and further development would be seen within this context. The site could absorb well planned high quality additional development above that previously approved without causing any significant landscape harm on the wider landscape.

The application site is therefore not considered to be tranquil, special or distinctive. Whilst there are features of landscape value within the site it is not judged by to be a landscape of high sensitivity.

Potential adverse effects are considered to be predominantly localised and would reduce over time with the maturing of the planting proposals. In the medium to longer term, development provides landscape benefits through the creation of new green infrastructure, which includes a net gain in habitats.

It is considered that the overall landscape and visual effects of the project would be would be negligible.

9.0 ECOLOGY AND BIODIVERSITY

Overall, it is considered that the application site is currently of low ecological value, with the vast majority of the site comprising improved and semi-improved grassland fields. Hedgerows and trees comprise only a small area of the site and are considered to be of greater ecological significance in the context of the application site.

The loss of the improved and semi-improved grassland will be more than offset through the provision of new areas of meadow grassland, sown with a native seed mix, as per the principles outlined in the LDBS. Although the development proposals include the loss of small sections of hedgerows in particular to facilitate access, the proposals need to be set in the context of the wider country park proposals and will include the creation of new, native (including species-rich) hedgerows.

The proposed development would not result in any adverse residual impact on existing habitats or species of any ecological significance and there will be no net loss of features of ecological importance. Where it is considered that there is a reduction in potential habitat for protected species, the provision of the Country Park (at the northern and western boundaries of the application site and within the wider Cranbrook development), to include areas of wildflower grassland and wet/damp areas, is considered to represent a significant enhancement. The provision of the new meadow grassland and damp / wet habitats will provide an increase in habitat diversity within the vicinity of the site, and will provide suitable resources for a range of wildlife species, over the existing situation.

The measures will ensure no net loss in biodiversity terms and following mitigation and enhancement measures, as set out above and already committed as part of the Cranbrook planning permission, the overall impacts are considered to be positive.

10.0 CULTURAL HERITAGE

Since the permitted Cranbrook development approves development within the present application site, the impacts of the current application proposals have been subject to previous assessment and mitigation measures put in place. Nevertheless to ensure that the assessment is robust the potential effects of the current application proposals have been reassessed.

Construction activity will destroy any sub-surface archaeological remains within the areas built on. However, the site has only limited archaeological potential. Nevertheless, on a precautionary basis, development will be subject to archaeological monitoring as agreed previously and completed for development to the west. If sub-surface deposits are revealed, these will be subject to on-site recording.

The demolition is proposed of a number of the Tillhouse Farm buildings other than the listed farmhouse some of which are deemed to qualify as curtilage listed given their pre-1948 origins and relationship with the farmhouse. However, none of the older structures has greater than local historical interest and they are in poor condition and have been altered. In light of this, their demolition is assessed as a minor long-term adverse effect.

11.0 AGRICULTURE AND SOIL RESOURCES

The project will significantly change Tillhouse Farm as an agricultural holding from its current form. The effects are however no different to the effects that would occur with the implementation of the committed 2900 dwelling new community.

The majority of the application site may be described as best and most versatile agricultural land, two thirds in sub-grade 3a land and a third grade 2 and this will be taken out of production. This quality of land is of medium to high sensitivity in the local context and the magnitude of its loss is consequently low and the overall adverse impact minor.

12.0 WATER RESOURCES

A comprehensive Flood Risk Assessment (FRA) has been prepared and forms part of the ES.

In terms of fluvial flood risk, the site lies within Flood Zone 1; being an area of Low Probability of flooding, outside both the 1 in 100 (1% AEP) and 1 in 1,000 (0.1% AEP) year flood events of the Rockbeare Stream and Cranny Brook with the exception of the essential infrastructure crossing of the Rockbeare Stream

The FRA also finds the land to lie in an area that has a Low Probability of flooding from most other sources from mechanisms such ground water, sewer and artificial water bodies.

The FRA and ES conclude that the site is suitable for development from a flood risk viewpoint.

The land is presently not serviced by a positive storm water drainage network. It is believed that storm water currently discharges to the Rockbeare Stream and Cranny Brook on or adjacent to the northern and western site boundaries. The application proposals set out a comprehensive and positive drainage system for the development that is consistent with the outline planning permission proposals.

The impacts of the proposals that have been considered include:

- direct and indirect flooding of surrounding watercourses and the wider area, adjacent land
- direct flooding of the Project due to inadequate flooding resilience and management of residual flood risk.
- direct contamination or deterioration of surface water quality
- surcharging of the foul water network or the discharge of untreated foul flows.

To mitigate against the potential impact of development on the baseline hydrological characteristics have been designed to reflect the pre-development conditions including by introducing Sustainable Urban Drainage measures incorporating source control and detention systems.

As a result of the planned storm water management proposals, and the adoption of good working practices, no residual effects are predicted to occur as a result of the development proposals in relation to flood risk and drainage.

13.0 GROUND CONDITIONS

A comprehensive geo-environmental appraisal has been conducted as part of the ES to identify any potential contamination issues in relation to the proposals.

The Geo-Environmental Appraisal identifies no significant contaminative risks relating to the application proposals with all contaminants screened providing peak levels below normal background concentrations.

It may be concluded that the geo-environmental assessment identifies no prohibitive constraint on development of the site for a primarily residential end usage.

As a result of the planned implementation design and mitigation proposals, no environmental effect is anticipated.

14.0 WASTE

The issue of waste concerns the generation and disposal of waste as a result of both the construction and operational phases of the development.

Mitigation measures are proposed to reduce through good practice and design the amount of waste created at each stage of the development. A Site Waste management Plan will be produced.

No residual effects are predicted to occur as a result of the development proposals in relation to Waste.

15.0 UTILITIES

The Cranbrook development has adopted a more sustainable approach for providing heating requirements throughout a District Heating scheme.

Taking account of standard mitigation measures to be applied as well as careful planning and execution of required supply reinforcements and diversions of existing utility infrastructure, no substantial negative effects are predicted.

16.0 CONCLUSIONS

This EIA has found that the Proposed Development would have few residual effects of more than minor significance, whether adverse or beneficial.

One area where substantial effects would arise would be in the positive socio-economic impacts of the development. The application proposals will result in substantial and demonstrable benefits in terms of meeting the need for new homes in a sustainable manner, fostering economic development and further underpinning the sustainability of Cranbrook.

With regard to the impacts of the proposals *on their own* on for instance biodiversity and landscape, such impacts have to be considered *cumulatively* in the light of the proposals for Cranbrook as a whole and, in particular, the measures in place or committed to mitigate the impacts of development. In so doing the residual impacts of the proposals are general seen as neutral/insignificant or minor, and alongside the enhancements that the Cranbrook mitigation measures will bring and indeed the benefits of the application proposals set out above.

A number of short term impacts have been identified in relation to construction activities. In phase 1 of the development these have been managed through the preparation of Construction Environment Management Plans. It is proposed that similar plans be prepared for this Phase 2 development.

