



Schedule of Main Modifications

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Date – 10 February 2020

Rev. 2

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Main Modification Reference	Chapter/ Policy of Local Plan	Original Text (where applicable)	Main Modification	Reason for Modification
MM 1	Cranbrook Plan area and overarching proposals	<p>This Cranbrook Plan forms part of the overall development plan for East Devon and seeks to integrate with but expand upon the already adopted East Devon Local Plan (2013-2031) that covers the whole of the District. In so doing, the Cranbrook Plan adds considerable extra detail and allocates additional land to accommodate the planned growth which is identified within the Local Plan (2013-2031).</p> <p>The Cranbrook Plan has been prepared against a background of the fact that parts of Cranbrook have already been built, and there are existing planning permissions that allow Cranbrook to expand from its current total of around 1800 homes to just over 3500 homes.</p>	<p>This Cranbrook Plan forms part of the overall development plan for East Devon and seeks to integrate with but expand upon the already adopted East Devon Local Plan (2013-2031) that covers the whole of the District. In so doing, the Cranbrook Plan adds considerable extra detail and allocates additional land to accommodate the planned growth which is identified within the Local Plan (2013-2031) and in particular within Strategy 12, Development at Cranbrook. The West End Inset Map accompanying the East Devon Local Plan (2013-2031) identifies a ‘Cranbrook Plan Area’. Strategy 12 recognises this ‘Cranbrook Plan Area’ as being an area of search in which the additional planned growth of the town will be allocated. The Cranbrook Plan now supersedes Strategy 12 in its entirety and therefore makes redundant the ‘Cranbrook Plan Area’ shown on the West End Inset Map.</p>	<p>To clarify the relationship between the ‘Cranbrook Plan Areas’ defined in the East Devon Local Plan 2013 - 2031 and The Cranbrook Plan.</p>

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			<p>The Cranbrook Plan Area depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of The Cranbrook Plan will be applicable. Appendix 1 of this Plan details which policies of The East Devon Local Plan 2013-2031 are superseded in part or in full by The Cranbrook Plan for developments proposed within The Cranbrook Plan Area.</p> <p>The Cranbrook Plan has been prepared against a background of the fact that parts of Cranbrook have already been built, and there are existing planning permissions that allow Cranbrook to expand from its current total of around 2000 1800 homes to just over 3500 homes.</p>	
MM 2 – MM 7	CB2	<p>CB2 Bluehayes Expansion Area</p> <p>40 hectares of land at the Bluehayes Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map.</p> <p>A comprehensive development scheme addressing the Bluehayes expansion area in its entirety and recognising and where possible enhancing existing biodiversity assets and green</p>	<p>CB2 Bluehayes Expansion Area</p> <p>40 hectares of land at the Bluehayes Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map.</p> <p>[MM 2] Unless there is sole control of at least 80% of the allocation area by a lead developer/land owner, a A parameters plan comprehensive development scheme addressing the Bluehayes expansion area in its entirety and recognising and where possible</p>	<p>MM2 - To use terminology (change from comprehensive development scheme to parameters plan) which is readily used within the industry and to reduce reliance of developers upon each other in expansion area allocations where there is a single developer who has control of all or most of the allocation. This is aimed at</p>

		<p>infrastructure, shall set out provision for all of the following uses, requirements and infrastructure. The scheme shall be agreed in writing by the Local Planning Authority before any planning application for development of all or part of the expansion area is determined. Subsequent applications must comply with the approved comprehensive development scheme. Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas:</p> <ol style="list-style-type: none"> 1. Around 960 new dwellings with typologies of property to reflect the location of development in different areas of the site. 2. A mixed use area to incorporate: <ol style="list-style-type: none"> a) Land capable of accommodating a community building or meeting space of a minimum of 620 square metres floor space; 	<p>enhancing existing biodiversity assets and green infrastructure, shall set out provision for all of the following uses, requirements and infrastructure.</p> <p>For allocations where there is such a lead developer, the Comprehensive Development Scheme need only address the land holding under the control of the lead developer, but as a result is expected to identify and deliver all uses, requirements and infrastructure listed below except where these are, either in part or in full, specifically located elsewhere within the Masterplan set out for this allocation (collectively at Figure 8).</p> <p>The parameters plan scheme shall be agreed in writing by the Local Planning Authority as part of the approval of before any planning application for development in the parameters plan Comprehensive Development Scheme area of all or part of the expansion area is determined. Subsequent applications must comply with the approved parameters plan comprehensive development scheme. [MM3] Where land is allocated for specific uses on</p>	<p>speeding up delivery and improving certainty while maintaining control on location and distribution of uses and infrastructure.</p> <p>MM3 – To reflect the fact that no specific locations for uses are identified on the Policies Map in respect of the Bluehayes Expansion Area.</p> <p>MM4, 6 & 7 - To provide greater clarity over the expectation of ‘meanwhile uses’ of land and the provision of adaptable ground floors of residential units.</p> <p>MM5 -To address highway concerns over the use of land at Coachfield House for primary access purposes to the Bluehayes expansion area in light of</p>
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		<p>b) A range of business spaces or premises; c) Other uses compatible with and to support the mixed use area, that may include residential development.</p> <p>Any business or other use that is permitted within this area must be of an appropriate scale to the mixed use area, such that it mainly serves the needs of the immediate neighbourhood. Proposals must not undermine the vitality and viability of the town centre or the successful delivery of allocated employment land in East Devon’s West End (including within the Cranbrook Plan Area).</p> <p>Any proposals for residential development within the mixed use area must demonstrate adaptability of the ground floor to allow conversion to units that could be used for business and retail activities.</p> <p>Before an individual parcel of land within the mixed-use area is brought forward for</p>	<p>the policies map, the uses will fall on and within the designated areas The Bluehayes expansion area will accommodate the following:</p> <ol style="list-style-type: none"> 1. Around 960 new dwellings with typologies of property to reflect the location of development in different areas of the site. 2. A mixed use area to incorporate: <ol style="list-style-type: none"> a) Land capable of accommodating a community building or meeting space of a minimum of 620 square metres floor space; b) A range of business spaces or premises; c) Other uses compatible with and to support the mixed use area, that may include residential development. <p>Any business or other use that is permitted within this area must be of an appropriate scale to the mixed use area, such that it mainly serves the needs of the immediate neighbourhood. Proposals must not undermine the vitality and viability of the town centre or</p>	<p>more recent work on providing access to the main parcel of the expansion area.</p>
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		<p>permanent development it should be made available for ‘meanwhile uses’ for temporary community or commercial development that are compatible with the character, appearance and location of the site.</p> <p>3. Formal open space recreational land (derived from the existing Bluehayes Parkland) comprising an area of at least 5.5 hectares</p> <p>4. A 420 pupil place primary school, 57 place facility for early years provision and a room for community use of 100 sq. metres on a site of at least 2 hectares (only in the event that the Bluehayes expansion area is commenced ahead of the Treasbeare expansion area)</p> <p>5. Formal play space with facilities for children and youth on a combined area totalling 2100 square metres</p> <p>6. Allotments totalling an area of 0.55 hectare of land. (The identified land requirement excludes the associated land</p>	<p>the successful delivery of allocated employment land in East Devon’s West End (including within the Cranbrook Plan Area).</p> <p>Any proposals for residential development within the mixed use area must demonstrate adaptability of the ground floor to allow conversion to units that could be used for business and retail activities.</p> <p>Before an individual parcel of land within the mixed-use area is brought forward for permanent development it should be made available for ‘meanwhile uses’ for temporary community or commercial development that are compatible with the character, appearance and location of the site [MM 4] to make efficient use of land while it is awaiting longer term development.</p> <p>3. Formal open space recreational land (derived from the existing Bluehayes Parkland) comprising an area of at least 5.5 hectares</p> <p>4. A 420 pupil place primary school, 57 place facility for early years provision and a room for community use of 100 sq. metres on a site of</p>	
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		<p>take for peripheral paths and areas for parking and drop off).</p> <p>Planning applications for development parcels within the Bluehayes Expansion area must provide for pedestrian, cycling and vehicular access up to the boundaries of the parcel/s so as to ensure that adequate links between parcels are provided in the interests of facilitating a comprehensive movement network.</p> <p>This includes providing links between parcels in different ownership or control and ensuring that land is available to facilitate connection with development in the Treasbeare Expansion Area (CB3).</p> <p>In addition to the expansion allocation that this policy provides for, accompanying land for SANGS provision in accordance with Policy CB15 is also safeguarded. SANGS provision in line with Policy CB15 together with financial contributions for direct enhancement and conservation of the Exe Estuary and</p>	<p>at least 2 hectares (only in the event that the Bluehayes expansion area is commenced ahead of the Treasbeare expansion area)</p> <p>5. Formal play space with facilities for children and youth on a combined area totalling 2100 square metres</p> <p>6. Allotments totalling an area of 0.55 hectare of land. (The identified land requirement excludes the associated land take for peripheral paths and areas for parking and drop off).</p> <p>Planning applications for development parcels within the Bluehayes Expansion area must provide for pedestrian, cycling and vehicular access up to the boundaries of the parcel/s so as to ensure that adequate links between parcels are provided in the interests of facilitating a comprehensive movement network.</p> <p>This includes providing links between parcels in different ownership or control and ensuring that land is available to facilitate connection with development in the</p>	
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		<p>Pebblebed Heaths must be provided to ensure that there are no adverse effects of development on European protected sites.</p> <p>Land within the Bluehayes Expansion Area which currently forms part of the property known as Coachfield House will only be brought forward for residential development if it delivers a vehicular link between Station Road and London Road (B3174).</p>	<p>Treasbeare Expansion Area (CB3).</p> <p>In addition to the expansion allocation that this policy provides for, accompanying land for SANGS provision in accordance with Policy CB15 is also safeguarded. SANGS provision in line with Policy CB15 together with financial contributions for direct enhancement and conservation of the Exe Estuary and Pebblebed Heaths must be provided to ensure that there are no adverse effects of development on European protected sites.</p> <p>Land within the Bluehayes Expansion Area which currently forms part of the property known as Coachfield House will only be brought forward for residential development [MM 5] where the primary access is derived from the Bluehayes expansion area. if it delivers a vehicular link between Station Road and London Road (B3174).</p> <p>SUPPORTING TEXT:</p> <p>To be inserted after 3.8 [MM 6] The ground floor of any residential development within the area allocated for</p>	
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			<p>mixed use must be designed to allow for future changes of use. In practice this means that particular regard will need to be had to constructing buildings with appropriate floor to ceiling height, the capability of separation of accesses, fire proofing between floors and the construction of ground floor frontages with the structural integrity to allow for the insertion of a retail or commercial frontage or the inclusion of a ground floor road fronting window which could serve as a shop or business premises frontage. The inclusion of these features allows for maximum flexibility with respect to future use. Detailed applications will need to be supported by evidence to demonstrate how these features will be incorporated into any residential development with the mixed use area.</p> <p>[MM 7] Within mixed use areas meanwhile uses will be permitted. A meanwhile use refers to the short-term use of land awaiting longer-term development. It allows for the future needs of the community to be accommodated as they emerge and can</p>	
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			<p>assist in planning for permanent facilities by testing needs and demands. Such temporary uses could include ‘pop-up’ business or retail enterprises, spaces for community use or has been seen in Cranbrook phase 1, use as a community garden. The meanwhile use of a site must not result in an unacceptable impact on residential amenity or prevent development sites from being brought forward for development in a timely fashion. Parameters for any meanwhile use, particularly its longevity and associated obligations, should be established from the outset and agreed by all parties.</p>	
MM 8 - 13	CB3 Treasbeare Expansion Area	<p>CB3 Treasbeare Expansion Area</p> <p>62 hectares of land at the Treasbeare Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map.</p> <p>A comprehensive development scheme addressing the Treasbeare expansion area in its entirety and recognising and where possible enhancing existing</p>	<p>CB3 Treasbeare Expansion Area</p> <p>62 hectares of land at the Treasbeare Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map.</p> <p>[MM8} Unless there is sole control of at least 80% of the allocation area by a lead developer/land owner, a A parameters plan comprehensive development scheme addressing the Treasbeare expansion area in</p>	<p>MM8 - To use terminology (change from comprehensive development scheme to parameters plan) which is readily used within the industry and to reduce reliance of developers upon each other in expansion area allocations where there is a single developer who has control of all or most of the</p>

		<p>biodiversity assets and green infrastructure, shall set out provision for all of the following uses, requirements and infrastructure. The scheme shall be agreed in writing by the Local Planning Authority before any planning application for development of all or part of the expansion area is determined. Subsequent applications must comply with the approved comprehensive development scheme. Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas:</p> <ol style="list-style-type: none"> 1. Around 915 new houses with typologies of property to reflect the location of development in different areas of the site 2. A mixed use area to incorporate: <ol style="list-style-type: none"> a) Land capable of accommodating a community building or meeting space of a minimum of 620 square metres of floor space; 	<p>its entirety and recognising and where possible enhancing existing biodiversity assets and green infrastructure, shall set out provision for all of the following uses, requirements and infrastructure.</p> <p>For allocations where there is such a lead developer, the parameters plan Comprehensive Development Scheme need only address the land holding under the control of the lead developer, but as a result is expected to identify and deliver all uses, requirements and infrastructure listed below except where these are, either in part or in full, specifically located elsewhere within the Masterplan set out for this allocation (collectively at Figure 8).</p> <p>The parameters plan scheme shall be agreed in writing by the Local Planning Authority as part of the approval of before any planning application for development in the parameters plan Comprehensive Development Scheme area of all or part of the expansion area is determined. Subsequent applications must comply with the approved parameters plan comprehensive development scheme. [MM9]</p>	<p>allocation. This is aimed at speeding up delivery and improving certainty while maintaining control on location and distribution of uses and infrastructure.</p> <p>MM9 – To state the uses for which specific locations are identified on the Policies Map in respect of the Treasbeare Expansion Area.</p> <p>MM10 - Change to A5 premises text made to reflect DCC request for wording to follow emerging PHSW research.</p> <p>MM11, 12 & 13 - To provide greater clarity over the expectation of ‘meanwhile uses’ of land and the provision of adaptable ground floors of residential units.</p>
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		<p>b) A neighbourhood centre to provide a mix of compatible uses extending to provide at least 1500 square metres gross of groundfloor floor space. This must include a proportion of floor space of A1 use class;</p> <p>c) A range of business spaces or premises;</p> <p>d) Other uses compatible with and to support the mixed use area, that may include residential development.</p> <p>Any business or other use that is permitted within this area must be of an appropriate scale to the mixed use area, such that it mainly serves the needs of the immediate neighbourhood. Proposals must not undermine the vitality and viability of the town centre or the successful delivery of allocated employment land in East Devon’s West End (including within the Cranbrook Plan Area).</p>	<p>The Treasbeare expansion area will accommodate the following and in respect of items 7, 8 and 10 Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas shown on the Policies Map:</p> <ol style="list-style-type: none"> 1. Around 915 new houses with typologies of property to reflect the location of development in different areas of the site 2. A mixed use area to incorporate: <ol style="list-style-type: none"> a) Land capable of accommodating a community building or meeting space of a minimum of 620 square metres of floor space; b) A neighbourhood centre to provide a mix of compatible uses extending to provide at least 1500 square metres gross of groundfloor floor space. This must include a proportion of floor space of A1 use class; c) A range of business spaces or premises; 	
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		<p>Floor space for A use classes will only be permitted where no more than 1 unit of A5 (Hot food takeaway) use class is proposed for every 3 units of other A use classes within the neighbourhood centre. This will be a cumulative calculation, taking into account any existing premises.</p> <p>Any proposals for residential development within the mixed use area must demonstrate adaptability of the ground floor to allow conversion to units that could be used for business and retail activities.</p> <p>Before an individual parcel of land within the mixed-use area is brought forward for permanent development it should be made available for ‘meanwhile uses’ for temporary community or commercial development that are compatible with the character, appearance and location of the site.</p> <p>3. A 420 pupil place primary school, 57 place facility for early years provision and a room for community use of 100 sq.</p>	<p>d) Other uses compatible with and to support the mixed use area, that may include residential development.</p> <p>Any business or other use that is permitted within this area must be of an appropriate scale to the mixed use area, such that it mainly serves the needs of the immediate neighbourhood. Proposals must not undermine the vitality and viability of the town centre or the successful delivery of allocated employment land in East Devon’s West End (including within the Cranbrook Plan Area).</p> <p>Floor space for A use classes will only be permitted where no more than 1 unit of A5 (Hot food takeaway) use class is proposed for every 3 units of other A use classes within the neighbourhood centre [MM10], with no more than 2 hot food takeaways being located adjacent to each other and at least 2 non-hot food takeaway units between groups of hot food takeaways. Hot food takeaways will not be permitted within 400 metres of a school. This will be a cumulative calculation, taking into account any existing premises.</p>	
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		<p>metres on a site of at least 2 hectares (only in the event that the Treasbeare expansion area is commenced ahead of the Bluehayes expansion area; if this education land in the Treasbeare expansion area is not required for this use the land may be brought forward for residential development)</p> <p>4. Formal open space and recreational land covering an area of at least 2.1 hectares.</p> <p>5. Amenity open space across an area of at least 0.75 hectares</p> <p>6. Formal play space with facilities for children and youth covering an area totalling 2000 square metres</p> <p>7. A sports hub which delivers</p> <p>a) 2x senior rugby pitches b) 2 x Junior (midi) rugby pitches (Under 11/12) c) 2 x Senior football pitches</p>	<p>Any proposals for residential development within the mixed use area must demonstrate adaptability of the ground floor to allow conversion to units that could be used for business and retail activities.</p> <p>Before an individual parcel of land within the mixed-use area is brought forward for permanent development it should be made available for ‘meanwhile uses’ for temporary community or commercial development that are compatible with the character, appearance and location of the site [MM 11] to make efficient use of land while it is awaiting longer term development.</p> <p>3. A 420 pupil place primary school, 57 place facility for early years provision and a room for community use of 100 sq. metres on a site of at least 2 hectares (only in the event that the Treasbeare expansion area is commenced ahead of the Bluehayes expansion area; if this education land in the Treasbeare expansion area is not required for this use the land may be brought forward for residential development)</p>	
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		<p>d) 3 x Junior football pitches (Under 15/16) e) 1 x floodlit Senior all weather pitch (artificial grass pitch) f) 4x floodlit tennis courts g) Associated car and cycle parking spaces h) Sports pavilion to include changing facilities and a club room for use for social and community uses. i) Peripheral multi use path</p> <p>8. Employment land comprising an area of 4.9 hectares.</p> <p>9. Allotments totalling an area of 0.54 hectare of land. (The identified land requirement excludes the associated land take for peripheral paths and areas for parking and drop off).</p> <p>10. 5 serviced permanent pitches for gypsies and travellers on an area of at least 0.5 hectares.</p>	<p>4. Formal open space and recreational land covering an area of at least 2.1 hectares.</p> <p>5. Amenity open space across an area of at least 0.75 hectares</p> <p>6. Formal play space with facilities for children and youth covering an area totalling 2000 square metres</p> <p>7. A sports hub which delivers</p> <p>a) 2x senior rugby pitches b) 2 x Junior (midi) rugby pitches (Under 11/12) c) 2 x Senior football pitches d) 3 x Junior football pitches (Under 15/16) e) 1 x floodlit Senior all weather pitch (artificial grass pitch) f) 4x floodlit tennis courts g) Associated car and cycle parking spaces h) Sports pavilion to include changing facilities and a club room for use for social and community uses. i) Peripheral multi use path</p>	
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		<p>11. Land for an extension to the District Heating Energy Centre comprising an area of 2 hectares</p> <p>New residential and community development shall only be brought forward where it has been demonstrated that adequate on and off plot noise mitigation can be provided to help safeguard the health and wellbeing of residents. In addition development will not be permitted within noise sensitive areas B, C and D as shown on figure 2 below unless it has been evidenced that adequate mitigation in terms of noise has been provided for each area that safeguards the health of future occupiers of the residential properties within the area. It is expected that the mitigation provided should aim to achieve a noise reduction such that the noise experienced by occupiers of the residential dwellings does not exceed 55 decibels in garden spaces. Mitigation measures should also ensure that internal noise levels for residential properties are at acceptable levels.</p>	<p>8. Employment land comprising an area of 4.9 hectares.</p> <p>9. Allotments totalling an area of 0.54 hectare of land. (The identified land requirement excludes the associated land take for peripheral paths and areas for parking and drop off).</p> <p>10. 5 serviced permanent pitches for gypsies and travellers on an area of at least 0.5 hectares.</p> <p>11. Land for an extension to the District Heating Energy Centre comprising an area of 2 hectares</p> <p>New residential and community development shall only be brought forward where it has been demonstrated that adequate on and off plot noise mitigation can be provided to help safeguard the health and wellbeing of residents. In addition development will not be permitted within noise sensitive areas B, C and D as shown on figure 2 below unless it has been evidenced that adequate mitigation in terms of noise has been provided for each</p>	
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		<p>In addition to the expansion allocation that this policy provides for, accompanying land for SANGS provision in accordance with Policy CB15 is also safeguarded.</p> <p>SANGS provision in line with Policy CB15 together with financial contributions for direct enhancement and conservation of the Exe Estuary and Pebblebed Heaths must be provided to ensure that there are no adverse effects of development on European protected sites</p> <p>Planning applications for development parcels within the Treasbeare Expansion area must provide for pedestrian, cycling and vehicular access up to the boundaries of the parcel/s so as to ensure that adequate links between parcels are provided in the interests of facilitating a comprehensive movement network. This includes providing links between parcels in different ownership or control and to the Bluehayes Expansion Area.</p>	<p>area that safeguards the health of future occupiers of the residential properties within the area. It is expected that the mitigation provided should aim to achieve a noise reduction such that the noise experienced by occupiers of the residential dwellings does not exceed 55 decibels in garden spaces. Mitigation measures should also ensure that internal noise levels for residential properties are at acceptable levels.</p> <p>In addition to the expansion allocation that this policy provides for, accompanying land for SANGS provision in accordance with Policy CB15 is also safeguarded. SANGS provision in line with Policy CB15 together with financial contributions for direct enhancement and conservation of the Exe Estuary and Pebblebed Heaths must be provided to ensure that there are no adverse effects of development on European protected sites</p> <p>Planning applications for development parcels within the Treasbeare Expansion area must provide for pedestrian, cycling and vehicular access up to the boundaries of the parcel/s so as to ensure that adequate links between</p>	
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			<p>parcels are provided in the interests of facilitating a comprehensive movement network. This includes providing links between parcels in different ownership or control and to the Bluehayes Expansion Area.</p> <p>SUPPORTING TEXT:</p> <p>To be inserted after 3.18</p> <p>[MM12] The ground floor of any residential development within the area allocated for mixed use must be designed to allow for future changes of use. In practice this means that particular regard will need to be had to constructing buildings with appropriate floor to ceiling height, the capability of separation of accesses, fire proofing between floors and the construction of ground floor frontages with the structural integrity to allow for the insertion of a retail or commercial frontage or the inclusion of a ground floor road fronting window which could serve as a shop or business premises frontage. The inclusion of these features allows for maximum flexibility with respect to future</p>	
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			<p>use. Detailed applications will need to be supported by evidence to demonstrate how these features will be incorporated into any residential development with the mixed use area.</p> <p>[MM13] Within mixed use areas meanwhile uses will be permitted. A meanwhile use refers to the short-term use of land awaiting longer-term development. It allows for the future needs of the community to be accommodated as they emerge and can assist in planning for permanent facilities by testing needs and demands. Such temporary uses could include ‘pop-up’ business or retail enterprises, spaces for community use or has been seen in Cranbrook phase 1, use as a community garden. The meanwhile use of a site must not result in an unacceptable impact on residential amenity or prevent development sites from being brought forward for development in a timely fashion. Parameters for any meanwhile use, particularly its longevity and associated obligations, should be established from the outset and agreed by all parties.</p>	
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<p>MM14 – MM19</p>	<p>CB4 Cobdens Expansion Area</p>	<p>CB4 Cobdens Expansion Area</p> <p>110 hectares of land at the Cobdens Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map.</p> <p>A comprehensive development scheme addressing the Cobdens expansion area in its entirety and recognising and where possible enhancing existing biodiversity assets and green infrastructure, shall set out provision for all of the following uses, requirements and infrastructure. The scheme shall be agreed in writing by the Local Planning Authority before any planning application for development of all or part of the expansion area is determined. Subsequent applications must comply with the approved comprehensive development scheme. Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas:</p>	<p>CB4 Cobdens Expansion Area</p> <p>110 hectares of land at the Cobdens Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map.</p> <p>[MM14] Unless there is sole control of at least 80% of the allocation area by a lead developer/land owner, a A parameters plan comprehensive development scheme addressing the Cobdens expansion area in its entirety and recognising and where possible enhancing existing biodiversity assets and green infrastructure, shall set out provision for all of the following uses, requirements and infrastructure.</p> <p>For allocations where there is such a lead developer, the parameters plan Comprehensive Development Scheme need only address the land holding under the control of the lead developer, but as a result is expected to identify and deliver all uses, requirements and infrastructure listed below except where these are, either in part or in full, specifically located</p>	<p>MM14 - To use terminology (change from comprehensive development scheme to parameters plan) which is readily used within the industry and to reduce reliance of developers upon each other in expansion area allocations where there is a single developer who has control of all or most of the allocation. This is aimed at speeding up delivery and improving certainty while maintaining control on location and distribution of uses and infrastructure.</p> <p>MM15 – To state the uses for which specific locations are identified on the Policies Map in respect of the Cobdens Expansion Area.</p>
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		<p>1. Around 1495 new houses with typologies of property to reflect the location of development in different areas of the site</p> <p>2. A mixed use area to incorporate:</p> <p>a) A neighbourhood centre to provide a mix of compatible uses extending to provide at least 1250 square metres gross groundfloor floor space. This must include a proportion of floor space of A1 use class;</p> <p>b) A range of business spaces or premises;</p> <p>c) Other uses compatible with and to support the mixed use area, that may include residential development.</p> <p>Any business or other use that is permitted within this area must be of an appropriate scale to the mixed use area, such that it mainly serves the needs of the immediate neighbourhood. Proposals must not</p>	<p>elsewhere within the Masterplan set out for this allocation (collectively at Figure 8).</p> <p>The parameters plan scheme shall be agreed in writing by the Local Planning Authority as part of the approval of before any planning application for development in the parameters plan Comprehensive Development Scheme area of all or part of the expansion area is determined. Subsequent applications must comply with the approved parameters plan comprehensive development scheme. [MM15] The Cobdens expansion area will accommodate the following and in respect of items 8 and 10 Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas shown on the Policies Map:</p> <p>1. Around 1495 new houses with typologies of property to reflect the location of development in different areas of the site</p> <p>2. A mixed use area to incorporate:</p> <p>a) A neighbourhood centre to provide a mix of compatible uses extending to provide at least</p>	<p>MM16 - Change to A5 premises text made to reflect DCC request for wording to follow emerging PHSW research.</p> <p>MM17, 18 & 19 - To provide greater clarity over the expectation of 'meanwhile uses' of land and the provision of adaptable ground floors of residential units.</p>
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		<p>undermine the vitality and viability of the town centre or the successful delivery of allocated employment land in East Devon’s West End (including within the Cranbrook Plan Area).</p> <p>Floor space for A use classes will only be permitted where no more than 1 unit of A5 (Hot food takeaway) use class is proposed for every 3 units of other A use classes within the neighbourhood centre. This will be a cumulative calculation, taking into account any existing premises.</p> <p>Any proposals for residential development within the mixed use area must demonstrate adaptability of the ground floor to allow conversion to units that could be used for business and retail activities.</p> <p>Before an individual parcel of land within the mixed-use area is brought forward for permanent development it should be made available for ‘meanwhile uses’ for temporary community or commercial</p>	<p>1250 square metres gross groundfloor floor space. This must include a proportion of floor space of A1 use class;</p> <p>b) A range of business spaces or premises;</p> <p>c) Other uses compatible with and to support the mixed use area, that may include residential development.</p> <p>Any business or other use that is permitted within this area must be of an appropriate scale to the mixed use area, such that it mainly serves the needs of the immediate neighbourhood. Proposals must not undermine the vitality and viability of the town centre or the successful delivery of allocated employment land in East Devon’s West End (including within the Cranbrook Plan Area).</p> <p>Floor space for A use classes will only be permitted where no more than 1 unit of A5 (Hot food takeaway) use class is proposed for every 3 units of other A use classes within the neighbourhood centre [MM16], with no more than 2 hot food takeaways being located adjacent to each other and at least 2 non-</p>	
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		<p>development that are compatible with the character, appearance and location of the site.</p> <p>3. A 630 pupil place primary school, 80 place early years provision and a room for community use of 150 square metres on an area of land comprising at least 2.9 hectares;</p> <p>4. A 50 pupil place Special Educational Needs school on an area of land of at least 1.2 hectares</p> <p>5. Formal open space recreational land covering an area of land of at least 3.4 hectares.</p> <p>6. Amenity open space covering an area of land of at least 1.2 hectares</p> <p>7. Formal play space with facilities for children and youth across a combined area totalling 3500 square metres</p> <p>8. An extension to the existing sports hub at Ingrams, through the provision of 1x</p>	<p>hot food takeaway units between groups of hot food takeaways. Hot food takeaways will not be permitted within 400 metres of a school. This will be a cumulative calculation, taking into account any existing premises.</p> <p>Any proposals for residential development within the mixed use area must demonstrate adaptability of the ground floor to allow conversion to units that could be used for business and retail activities.</p> <p>Before an individual parcel of land within the mixed-use area is brought forward for permanent development it should be made available for ‘meanwhile uses’ for temporary community or commercial development that are compatible with the character, appearance and location of the site [MM17] to make efficient use of land while it is awaiting longer term development.</p> <p>3. A 630 pupil place primary school, 80 place early years provision and a room for community use of 150 square metres on an area of land comprising at least 2.9 hectares;</p>	
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		<p>youth 9v9 football pitch (Under 11's) on an area of land of at least 0.6 hectares (and located in accordance with annotation shown on the policies map). Direct physical connection to the Ingrams sports hub must be provided.</p> <p>9. Allotments totalling an area of 0.88 hectare of land. (The identified land requirement excludes the associated land take for peripheral paths and areas for parking and drop off)</p> <p>10. 10 serviced permanent pitches for gypsies and travellers on an area of land of at least 1 hectare</p> <p>11. Serviced land suitable to accommodate a place of worship and parsonage</p> <p>12. Serviced land (of at least 1 hectare in size) for a cemetery, which subject to groundwater testing, could be provided on land allocated on the Cranbrook Policies Map for potential Suitable Alternative Natural Green Space</p>	<p>4. A 50 pupil place Special Educational Needs school on an area of land of at least 1.2 hectares</p> <p>5. Formal open space recreational land covering an area of land of at least 3.4 hectares.</p> <p>6. Amenity open space covering an area of land of at least 1.2 hectares</p> <p>7. Formal play space with facilities for children and youth across a combined area totalling 3500 square metres</p> <p>8. An extension to the existing sports hub at Ingrams, through the provision of 1x youth 9v9 football pitch (Under 11's) on an area of land of at least 0.6 hectares (and located in accordance with annotation shown on the policies map). Direct physical connection to the Ingrams sports hub must be provided.</p> <p>9. Allotments totalling an area of 0.88 hectare of land. (The identified land requirement excludes the associated land take for peripheral paths and</p>	
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		<p>Development of the Cobdens expansion area of Cranbrook will require the undergrounding of the 132kv high voltage power line that crosses the site as indicated in the Cranbrook Masterplan. Planning permission will not be granted for developments that would prejudice the scope for future undergrounding of the 132kv line or for developments which do not accord with the phasing strategy approved pursuant to policy CB7 of this development plan document.</p> <p>In addition to the expansion allocation that this policy provides for, accompanying land for SANGS provision in accordance with Policy CB15 is also safeguarded. SANGS provision in line with Policy CB15 together with financial contributions for direct enhancement and conservation of the Exe Estuary and Pebblebed Heaths must be provided to ensure that there are no adverse effects of development on European protected sites</p>	<p>areas for parking and drop off)</p> <p>10. 10 serviced permanent pitches for gypsies and travellers on an area of land of at least 1 hectare</p> <p>11. Serviced land suitable to accommodate a place of worship and parsonage</p> <p>12. Serviced land (of at least 1 hectare in size) for a cemetery, which subject to groundwater testing, could be provided on land allocated on the Cranbrook Policies Map for potential Suitable Alternative Natural Green Space</p> <p>Development of the Cobdens expansion area of Cranbrook will require the undergrounding of the 132kv high voltage power line that crosses the site as indicated in the Cranbrook Masterplan. Planning permission will not be granted for developments that would prejudice the scope for future undergrounding of the 132kv line or for developments which do not accord with the phasing strategy approved pursuant to policy CB7 of this development plan document.</p>	
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		<p>Planning applications for development parcels within the Cobdens Expansion area must provide for pedestrian, cycling and vehicular access up to the boundaries of the parcel/s so as to ensure that adequate links between parcels are provided in the interests of facilitating a comprehensive movement network. This includes providing links between parcels in different ownership or control.</p>	<p>In addition to the expansion allocation that this policy provides for, accompanying land for SANGS provision in accordance with Policy CB15 is also safeguarded. SANGS provision in line with Policy CB15 together with financial contributions for direct enhancement and conservation of the Exe Estuary and Pebblebed Heaths must be provided to ensure that there are no adverse effects of development on European protected sites</p> <p>Planning applications for development parcels within the Cobdens Expansion area must provide for pedestrian, cycling and vehicular access up to the boundaries of the parcel/s so as to ensure that adequate links between parcels are provided in the interests of facilitating a comprehensive movement network. This includes providing links between parcels in different ownership or control.</p> <p>SUPPORTING TEXT:</p> <p>Insert after 3.26: [MM18] The ground floor of any residential development within the area allocated for mixed use must be designed to allow for</p>	
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			<p>future changes of use. In practice this means that particular regard will need to be had to constructing buildings with appropriate floor to ceiling height, the capability of separation of accesses, fire proofing between floors and the construction of ground floor frontages with the structural integrity to allow for the insertion of a retail or commercial frontage or the inclusion of a ground floor road fronting window which could serve as a shop or business premises frontage. The inclusion of these features allows for maximum flexibility with respect to future use. Detailed applications will need to be supported by evidence to demonstrate how these features will be incorporated into any residential development with the mixed use area.</p> <p>[MM19] Within mixed use areas meanwhile uses will be permitted. A meanwhile use refers to the short-term use of land awaiting longer-term development. It allows for the future needs of the community to be accommodated as they emerge and can assist in planning for permanent facilities</p>	
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			<p>by testing needs and demands. Such temporary uses could include ‘pop-up’ business or retail enterprises, spaces for community use or has been seen in Cranbrook phase 1, use as a community garden. The meanwhile use of a site must not result in an unacceptable impact on residential amenity or prevent development sites from being brought forward for development in a timely fashion. Parameters for any meanwhile use, particularly its longevity and associated obligations, should be established from the outset and agreed by all parties.</p>	
<p>MM20 – MM25</p>	<p>CB5 Grange Expansion Area</p>	<p>CB5 Grange Expansion Area</p> <p>30 hectares of land at the Grange Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map.</p> <p>A comprehensive development scheme addressing the Grange expansion area in its entirety and recognising and where possible enhancing existing biodiversity assets and green infrastructure, shall set out provision for all of the following uses,</p>	<p>CB5 Grange Expansion Area</p> <p>30 hectares of land at the Grange Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map.</p> <p>[MM20] Unless there is sole control of at least 80% of the allocation area by a lead developer/land owner, a A parameters plan comprehensive development scheme addressing the Grange expansion area in its entirety and recognising and where possible enhancing existing biodiversity assets and</p>	<p>MM20 - To use terminology (change from comprehensive development scheme to parameters plan) which is readily used within the industry and to reduce reliance of developers upon each other in expansion area allocations where there is a single developer who has control of all or most of the allocation. This is aimed at speeding up delivery and</p>

		<p>requirements and infrastructure. The scheme shall be agreed in writing by the Local Planning Authority before any planning application for development of all or part of the expansion area is determined. Subsequent applications must comply with the approved comprehensive development scheme. Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas:</p> <ol style="list-style-type: none"> 1. Around 800 new houses with typologies of property to reflect the location of development in different areas of the site 2. A mixed use area to incorporate: <ol style="list-style-type: none"> a) A community building of a minimum of 750 square metres floor space; b) A neighbourhood centre to provide a mix of compatible uses extending to provide at least 1600 square metres gross of groundfloor floor space. This 	<p>green infrastructure, shall set out provision for all of the following uses, requirements and infrastructure.</p> <p>For allocations where there is such a lead developer, the parameters plan Comprehensive Development Scheme need only address the land holding under the control of the lead developer, but as a result is expected to identify and deliver all uses, requirements and infrastructure listed below except where these are, either in part or in full, specifically located elsewhere within the Masterplan set out for this allocation (collectively at Figure 8).</p> <p>The parameters plan scheme shall be agreed in writing by the Local Planning Authority as part of the approval of before any planning application for development in the parameters plan Comprehensive Development Scheme area of all or part of the expansion area is determined. Subsequent applications must comply with the approved parameters plan comprehensive development scheme. [MM21] The Grange expansion area will accommodate the following Where land is</p>	<p>improving certainty while maintaining control on location and distribution of uses and infrastructure.</p> <p>MM21 – To reflect the fact that no specific locations for uses are identified on the Policies Map in respect of the Grange Expansion Area.</p> <p>MM22 - Change to A5 premises text made to reflect DCC request for wording to follow emerging PHSW research.</p> <p>MM23, 24 & 25- To provide greater clarity over the expectation of ‘meanwhile uses’ of land and the provision of adaptable ground floors of residential units.</p>
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		<p>must include a proportion of floor space of A1 use class;</p> <p>c) A range of business spaces or premises;</p> <p>d) Other uses compatible with and to support the mixed use area, that may include residential development.</p> <p>Any business or other use that is permitted within this area must be of an appropriate scale to the mixed use area, such that it mainly serves the needs of the immediate neighbourhood. Proposals must not undermine the vitality and viability of the town centre or the successful delivery of allocated employment land in East Devon’s West End (including within the Cranbrook Plan Area).</p> <p>Floor space for A use classes will only be permitted where no more than 1 unit of A5 (Hot food takeaway) use class is proposed for every 3 units of other A use</p>	<p>allocated for specific uses on the policies map, the uses will fall on and within the designated areas:</p> <p>1. Around 800 new houses with typologies of property to reflect the location of development in different areas of the site</p> <p>2. A mixed use area to incorporate:</p> <p>a) A community building of a minimum of 750 square metres floor space;</p> <p>b) A neighbourhood centre to provide a mix of compatible uses extending to provide at least 1600 square metres gross of groundfloor floor space. This must include a proportion of floor space of A1 use class;</p> <p>c) A range of business spaces or premises;</p> <p>d) Other uses compatible with and to support the mixed use area, that may include residential development.</p> <p>Any business or other use that is permitted within this area must be of an appropriate</p>	
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		<p>classes within the neighbourhood centre. This will be a cumulative calculation, taking into account any existing premises.</p> <p>Any proposals for residential development within the mixed use area must demonstrate adaptability of the ground floor to allow conversion to units that could be used for business and retail activities.</p> <p>Before an individual parcel of land within the mixed-use area is brought forward for permanent development it should be made available for ‘meanwhile uses’ for temporary community or commercial development that are compatible with the character, appearance and location of the site.</p> <p>3. Formal open space recreational land of an area of at least 1.7 hectares.</p> <p>4. Amenity open space on an area of land of at least 0.6 hectares</p>	<p>scale to the mixed use area, such that it mainly serves the needs of the immediate neighbourhood. Proposals must not undermine the vitality and viability of the town centre or the successful delivery of allocated employment land in East Devon’s West End (including within the Cranbrook Plan Area).</p> <p>Floor space for A use classes will only be permitted where no more than 1 unit of A5 (Hot food takeaway) use class is proposed for every 3 units of other A use classes within the neighbourhood centre [MM22], with no more than 2 hot food takeaways being located adjacent to each other and at least 2 non-hot food takeaway units between groups of hot food takeaways. Hot food takeaways will not be permitted within 400 metres of a school. This will be a cumulative calculation, taking into account any existing premises.</p> <p>Any proposals for residential development within the mixed use area must demonstrate adaptability of the ground floor to allow conversion to units that could be used for business and retail activities.</p>	
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		<p>5. Formal play space with facilities for children and youth on an area of land totalling 1800 square metres</p> <p>6. Allotments totalling an area of 0.47 hectares of land. (The identified land requirement excludes the associated land take for peripheral paths and areas for parking and drop off).</p> <p>Development of the Grange expansion area of Cranbrook will require the undergrounding of the 132kv high voltage power line that crosses the site as indicated in the Cranbrook Masterplan. Planning permission will not be granted for developments that could prejudice the scope for future undergrounding of the 132kv line or for developments which do not accord with the phasing strategy approved pursuant to policy CB7 of this development plan document.</p> <p>In addition to the expansion allocation that this policy provides for, accompanying land for SANGS provision in accordance with Policy CB15 is also</p>	<p>Before an individual parcel of land within the mixed-use area is brought forward for permanent development it should be made available for 'meanwhile uses' for temporary community or commercial development that are compatible with the character, appearance and location of the site [MM23] to make efficient use of land while it is awaiting longer term development.</p> <p>3. Formal open space recreational land of an area of at least 1.7 hectares.</p> <p>4. Amenity open space on an area of land of at least 0.6 hectares</p> <p>5. Formal play space with facilities for children and youth on an area of land totalling 1800 square metres</p> <p>6. Allotments totalling an area of 0.47 hectares of land. (The identified land requirement excludes the associated land take for peripheral paths and areas for parking and drop off).</p>	
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		<p>safeguarded. SANGS provision in line with Policy CB15 together with financial contributions for direct enhancement and conservation of the Exe Estuary and Pebblebed Heaths must be provided to ensure that there are no adverse effects of development on European protected sites.</p> <p>Planning applications for development parcels within the Grange Expansion area must provide for pedestrian, cycling and vehicular access up to the boundaries of the parcel/s so as to ensure that adequate links between parcels are provided in the interests of facilitating a comprehensive movement network. This includes providing links between parcels in different ownership or control.</p>	<p>Development of the Grange expansion area of Cranbrook will require the undergrounding of the 132kv high voltage power line that crosses the site as indicated in the Cranbrook Masterplan. Planning permission will not be granted for developments that could prejudice the scope for future undergrounding of the 132kv line or for developments which do not accord with the phasing strategy approved pursuant to policy CB7 of this development plan document.</p> <p>In addition to the expansion allocation that this policy provides for, accompanying land for SANGS provision in accordance with Policy CB15 is also safeguarded. SANGS provision in line with Policy CB15 together with financial contributions for direct enhancement and conservation of the Exe Estuary and Pebblebed Heaths must be provided to ensure that there are no adverse effects of development on European protected sites.</p> <p>Planning applications for development parcels within the Grange Expansion area must provide for pedestrian, cycling and vehicular access up to the boundaries of the parcel/s so</p>	
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			<p>as to ensure that adequate links between parcels are provided in the interests of facilitating a comprehensive movement network. This includes providing links between parcels in different ownership or control.</p> <p>SUPPORTING TEXT:</p> <p>Insert after 3.33</p> <p>[MM24] The ground floor of any residential development within the area allocated for mixed use must be designed to allow for future changes of use. In practice this means that particular regard will need to be had to constructing buildings with appropriate floor to ceiling height, the capability of separation of accesses, fire proofing between floors and the construction of ground floor frontages with the structural integrity to allow for the insertion of a retail or commercial frontage or the inclusion of a ground floor road fronting window which could serve as a shop or business premises frontage. The inclusion of these features allows for maximum flexibility with respect to future use. Detailed applications will need to be</p>	
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			<p>supported by evidence to demonstrate how these features will be incorporated into any residential development with the mixed use area.</p> <p>[MM25] Within mixed use areas meanwhile uses will be permitted. A meanwhile use refers to the short-term use of land awaiting longer-term development. It allows for the future needs of the community to be accommodated as they emerge and can assist in planning for permanent facilities by testing needs and demands. Such temporary uses could include ‘pop-up’ business or retail enterprises, spaces for community use or has been seen in Cranbrook phase 1, use as a community garden. The meanwhile use of a site must not result in an unacceptable impact on residential amenity or prevent development sites from being brought forward for development in a timely fashion. Parameters for any meanwhile use, particularly its longevity and associated obligations, should be established from the outset and agreed by all parties.</p>	
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<p>MM26</p>	<p>Policy CB6</p>	<p>CB6 Cranbrook Infrastructure Delivery</p> <p>Residential development that is proposed within the Cranbrook Built-up Area Boundary must demonstrate that it will meet the likely demands of future occupiers of its housing by delivering, either in full or where necessary in part, the identified infrastructure that is necessary to achieve a healthy, active, integrated and friendly self-reliant community.</p> <p>Unless a consortia of developers who are working together can demonstrate both full cooperation and the ability to deliver all infrastructure identified within the plan which has been costed and found to be viable, it is expected that to achieve delivery in a fair and coordinated way, an equalisation of costs (as far as possible) needs to be achieved. To fulfil this objective, required infrastructure will be divided into one of three categories –</p>	<p>CB6 Cranbrook Infrastructure Delivery</p> <p>Residential development that is proposed within the Cranbrook MM26 Built-up Area Boundary Plan Area must demonstrate that it will meet the likely demands of future occupiers of its housing by delivering, either in full or where necessary in part, the identified infrastructure that is necessary to achieve a healthy, active, integrated and friendly self-reliant community.</p> <p>Unless a consortia of developers who are working together can demonstrate both full cooperation and the ability to deliver all infrastructure identified within the plan which has been costed and found to be viable, it is expected that to achieve delivery in a fair and coordinated way, an equalisation of costs (as far as possible) needs to be achieved. To fulfil this objective, required infrastructure will be divided into one of three categories –</p> <p>1. Infrastructure to be provided/funded by all development and which is directly relevant to each on plot dwelling</p>	<p>MM26 - To ensure that windfall development is recognised within in policy as still requiring to make meaningful contribution to infrastructure and facility development.</p>
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		<p>1. Infrastructure to be provided/funded by all development and which is directly relevant to each on plot dwelling</p> <p>To deliver components within this category, proportionate contributions must be provided by all development that is proposed within the Cranbrook Plan Area.</p> <p>2. Infrastructure which is site specific to a particular expansion area (under policies CB2 to CB5 inclusive)</p> <p>To deliver within this category, all site specific infrastructure, including the required land for it must be safeguarded for the identified purpose, and be funded and delivered in full by the host developer on whose land the component lies.</p> <p>3. Infrastructure which forms common infrastructure and is necessary for the proper functioning of the town but which is not necessarily attributable to a single expansion area</p>	<p>To deliver components within this category, proportionate contributions must be provided by all development that is proposed within the Cranbrook Plan Area.</p> <p>2. Infrastructure which is site specific to a particular expansion area (under policies CB2 to CB5 inclusive)</p> <p>To deliver within this category, all site specific infrastructure, including the required land for it must be safeguarded for the identified purpose, and be funded and delivered in full by the host developer on whose land the component lies.</p> <p>3. Infrastructure which forms common infrastructure and is necessary for the proper functioning of the town but which is not necessarily attributable to a single expansion area</p> <p>To deliver all non-specific (or common infrastructure) within this category, components must be funded by developers across the Cranbrook Plan area, being calculated so that the resultant total costs</p>	
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		<p>To deliver all non-specific (or common infrastructure) within this category, components must be funded by developers across the Cranbrook Plan area, being calculated so that the resultant total costs associated with the three categories per expansion area are balanced. This may result in this third component being disproportionately costed across each expansion area in order to equalise costs across the four expansion areas together.</p> <p>More fully the components that fall within each category and which will be ascribed a priority, will be set out in detail within the Cranbrook specific Infrastructure Delivery Plan. It is expected that the identified infrastructure is delivered in accordance with their identified category, priority and in accordance with or ahead of the phasing agreed through Policy CB7.</p> <p>Residential development proposals on non-allocated sites within the Cranbrook</p>	<p>associated with the three categories per expansion area are balanced. This may result in this third component being disproportionately costed across each expansion area in order to equalise costs across the four expansion areas together.</p> <p>More fully the components that fall within each category and which will be ascribed a priority, will be set out in detail within the Cranbrook specific Infrastructure Delivery Plan. It is expected that the identified infrastructure is delivered in accordance with their identified category, priority and in accordance with or ahead of the phasing agreed through Policy CB7.</p> <p>Residential development proposals on non-allocated sites within the Cranbrook Plan Area Built-up Area Boundary must make a the proportionate (per dwelling) financial contribution set out within the up to date Cranbrook Infrastructure Delivery Plan towards identified infrastructure which is to outstanding either unfunded or not fully funded infrastructure.</p>	
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		Built-up Area Boundary must make a proportionate financial contribution to outstanding unfunded or not fully funded infrastructure.		
MM27	Paragraph 3.53	Set out in more detail in Policy CB15 and the associated supporting text, it is critical to the phasing of development that SANGS is delivered in a timely fashion. The SANGS delivery strategy recognises that a failure to deliver SANGS appropriately would result in adverse effect on protected environment and in so doing breach the legal duty imposed by The Conservation of Habitats and Species Regulations 2017. Proper consideration must be given to this requirement in bringing forward housing development.	Set out in more detail in Policy CB15 and the associated supporting text, it is critical to the phasing of development that SANGS is delivered in a timely fashion [MM27] and must be in place and be of a suitable quality before first occupation of dwellings in each phase or sub phase to ensure they are in place before recreational impacts occur. The SANGS delivery strategy recognises that a failure to deliver SANGS appropriately would result in adverse effect on protected environment and in so doing breach the legal duty imposed by The Conservation of Habitats and Species Regulations 2017. Proper consideration must be given to this requirement in bringing forward housing development.	MM27 - To strengthen the requirement that SANGS are delivered before recreational impacts from residential development occur.
MM28	CB7 Phasing	CB7 Phasing The development of the individual expansion areas identified in policies CB2	CB7 Phasing Matter 3	MM28 - Modification ties the area required to be subject to a phasing strategy back to that of the parameters plan

		<p>– CB5 inclusive must be carried out in accordance with an approved comprehensive phasing strategy for each expansion area.</p> <p>Phasing strategies must demonstrate how social, community and physical facilities and infrastructure, including Suitable Alternative Natural Green Space, as well as employment land and premises will be delivered alongside or ahead of new housing. The approach to phasing will also require that central parcels of land, close to or adjoining, community and education facilities are developed first with subsequent parcels which are further away from such facilities coming forward as later stages of development, taking account of the need for development to remain viable.</p> <p>The phasing strategies for the Cobdens and Grange Expansion Areas must demonstrate how the 132kv high voltage power line across the sites will be undergrounded and identify a single continuous route for this.</p>	<p>The development of the individual expansion areas identified in policies CB2 – CB5 inclusive must be carried out in accordance with an approved comprehensive phasing strategy for each expansion area [MM28] as agreed through a parameters plan Comprehensive Development Scheme.</p> <p>Phasing strategies must demonstrate how social, community and physical facilities and infrastructure, including Suitable Alternative Natural Green Space, as well as employment land and premises will be delivered alongside or ahead of new housing. The approach to phasing will also require that central parcels of land, close to or adjoining, community and education facilities are developed first with subsequent parcels which are further away from such facilities coming forward as later stages of development, taking account of the need for development to remain viable.</p> <p>The phasing strategies for the Cobdens and Grange Expansion Areas must demonstrate how the 132kv high voltage power line across the sites will be undergrounded and identify a single continuous route for this.</p>	<p>(formerly Comprehensive Development Scheme), itself revised under area allocation policies.</p>
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		<p>One of the two primary schools allocated for delivery in this Cranbrook Plan Development Plan Document must be completed and handed over to the education provider before the first occupation of the 30th dwelling across the four expansion areas set out in policies CB2 – CB5 inclusive. The second primary school must be completed and handed over to the education provider no later than:</p> <ul style="list-style-type: none"> • The first occupation of the 1650th dwelling across the four expansion areas set out in policies CB2 – CB5 inclusive if the 420 place primary school is delivered first; or • The first occupation of the 2500th dwelling across the four expansion areas set out in policies CB2 – CB5 inclusive if the 630 place primary school is delivered first. <p>Each phasing strategy must ensure that an overall co-ordinated approach to</p>	<p>One of the two primary schools allocated for delivery in this Cranbrook Plan Development Plan Document must be completed and handed over to the education provider before the first occupation of the 30th dwelling across the four expansion areas set out in policies CB2 – CB5 inclusive. The second primary school must be completed and handed over to the education provider no later than:</p> <ul style="list-style-type: none"> • The first occupation of the 1650th dwelling across the four expansion areas set out in policies CB2 – CB5 inclusive if the 420 place primary school is delivered first; or • The first occupation of the 2500th dwelling across the four expansion areas set out in policies CB2 – CB5 inclusive if the 630 place primary school is delivered first. <p>Each phasing strategy must ensure that an overall co-ordinated approach to delivery is achieved across the Cranbrook Plan Area as a whole.</p>	
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		<p>delivery is achieved across the Cranbrook Plan Area as a whole.</p> <p>Each phasing strategy must be approved in writing by the Local Planning Authority before planning permission is approved for the development of the relevant expansion area or part thereof and will be subject of legal agreements to ensure compliance.</p>	<p>Each phasing strategy must be approved in writing by the Local Planning Authority before planning permission is approved for the development of the relevant expansion area or part thereof and will be subject of legal agreements to ensure compliance.</p>	
MM29	CB11 Cranbrook Affordable Housing	<p>CB11 Cranbrook Affordable Housing</p> <p>Affordable housing will be required on residential developments within the built-up area boundary of Cranbrook at a rate of not less than 15% of total dwelling numbers.</p> <p>Where a proposal does not meet the above rate it will be necessary for an applicant to submit evidence to demonstrate why 15% provision is not viable or otherwise appropriate. An overage clause will be sought in respect of future profits and affordable housing</p>	<p>CB11 Cranbrook Affordable Housing</p> <p>Affordable housing will be required on residential developments within the built-up area boundary of Cranbrook at a rate of not less than 15% of total dwelling numbers.</p> <p>Where a proposal does not meet the above rate it will be necessary for an applicant to submit evidence to demonstrate why 15% provision is not viable or otherwise appropriate. An overage clause will be sought in respect of future profits and affordable housing provision, where levels of affordable housing fall below the policy requirement.</p>	MM29 - Updated to reflect National guidance

		<p>provision, where levels of affordable housing fall below the policy requirement.</p> <p>The thresholds at which this policy shall apply will be the minimum set out in Government policy or guidance (including any lower thresholds which Local Planning Authorities have the discretion to establish). Where there is no applicable Government policy or guidance there will be no minimum size threshold at which affordable housing will be sought, subject to there being up to date strategic evidence that the general delivery of housing would not be significantly undermined.</p> <p>Affordable housing shall be provided on-site unless it is exempted through Government policy or guidance, is not mathematically possible or where off-site provision of equivalent value is robustly justified by circumstances such as no registered provider being willing to manage the new affordable units or other legitimate planning reasons. In such cases, off-site provision or a financial</p>	<p>The thresholds at which this policy shall apply will be the minimum set out in Government policy or guidance (including any lower thresholds which Local Planning Authorities have the discretion to establish). Where there is no applicable Government policy or guidance there will be no minimum size threshold at which affordable housing will be sought, subject to there being up to date strategic evidence that the general delivery of housing would not be significantly undermined.</p> <p>Affordable housing shall be provided on-site unless it is exempted through Government policy or guidance, is not mathematically possible or where off-site provision of equivalent value is robustly justified by circumstances such as no registered provider being willing to manage the new affordable units or other legitimate planning reasons. In such cases, off-site provision or a financial payment towards off-site provision will be required and must contribute to the objective of creating mixed and balanced communities.</p>	
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		<p>payment towards off-site provision will be required and must contribute to the objective of creating mixed and balanced communities.</p> <p>Affordable housing tenure is sought as 70% social and affordable rented accommodation and 30% intermediate or other affordable tenure. However in periods of depressed markets an alternative negotiated mix to reflect viability considerations and help deliver schemes will be acceptable, subject to complying with Government policy or guidance on the matter. The District Council will consider issues of development viability and housing mix including additional costs associated with the development of brownfield sites, mitigation of contamination and the provision of significant community benefits provided the assessment process is completely transparent and there is full financial disclosure by the applicants. Any submitted viability assessments should be made publicly available.</p>	<p>Affordable housing tenure is sought as 70% social and affordable rented accommodation and 30% [MM29] intermediate affordable home ownership or other affordable tenure. However in periods of depressed markets an alternative negotiated mix to reflect viability considerations and help deliver schemes will be acceptable, subject to complying with Government policy or guidance on the matter. The District Council will consider issues of development viability and housing mix including additional costs associated with the development of brownfield sites, mitigation of contamination and the provision of significant community benefits provided the assessment process is completely transparent and there is full financial disclosure by the applicants. Any submitted viability assessments should be made publicly available.</p> <p>Affordable housing must be visually indistinguishable from open market housing and must be 'pepper-potted' or dispersed throughout residential developments.</p>	
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		Affordable housing must be visually indistinguishable from open market housing and must be ‘pepper-potted’ or dispersed throughout residential developments.		
MM30	CB13 Delivering Zero Carbon	<p>CB13Delivering Zero Carbon</p> <p>All development at Cranbrook will be designed, constructed and perform to the highest practicable and viable whole life sustainability standards possible.</p> <p>Detailed development proposals will be required to submit for approval a Carbon Reduction Plan that sets out how the development will deliver carbon savings contributing towards the overall plan vision to “deliver a truly zero carbon new town” in line with the Energy Hierarchy.</p> <p>Unless specified by policy elsewhere, all developments which propose the construction of new homes or non-residential floorspace must demonstrate that they:</p> <p>1.Minimise the need to travel and where necessary enable travel by low carbon means through:</p>	<p>CB13Delivering Zero Carbon</p> <p>All development at Cranbrook will be designed, constructed and perform to the highest practicable and viable whole life sustainability standards possible.</p> <p>Detailed development proposals will be required to submit for approval a Carbon Reduction Plan that sets out how the development will deliver carbon savings contributing towards the overall plan vision to “deliver a truly zero carbon new town” in line with the Energy Hierarchy.</p> <p>Unless specified by policy elsewhere, all developments which propose the construction of new homes or non-residential floorspace must demonstrate that they:</p>	MM30 - To recognise the latest consultation and likely approach from central government and avoid the risk that the Policy becomes out of date.

		<p>a) Designing neighbourhoods around 400m walkable zones so that occupiers are located within walking distance of basic services and facilities*; b) Being served by good quality walking and cycling links and regular public transport routes; c) Having high quality gigabit-capable digital connectivity in-built; and d) Being effectively masterplanned in accordance with active design principles.</p> <p>2. Minimise energy demand and carbon emissions through: a) Use of passive design, solar masterplanning and effective use of on-site landscaping and Green Infrastructure; b) Achieving a minimum 19% carbon reduction improvement over Building Regulations Part L (2013) on a building-by-building basis through fabric energy efficiency measures and on-plot renewable energy generation, with preference being for the “fabric first” approach; c) Use of low carbon solutions where additional energy is required for building</p>	<p>1. Minimise the need to travel and where necessary enable travel by low carbon means through: a) Designing neighbourhoods around 400m walkable zones so that occupiers are located within walking distance of basic services and facilities*; b) Being served by good quality walking and cycling links and regular public transport routes; c) Having high quality gigabit-capable digital connectivity in-built; and d) Being effectively masterplanned in accordance with active design principles.</p> <p>2. Minimise energy demand and carbon emissions through: a) Use of passive design, solar masterplanning and effective use of on-site landscaping and Green Infrastructure; b) Achieving a minimum 19% carbon reduction improvement over Building Regulations Part L (2013) on a building-by-building basis through fabric energy efficiency measures and on-plot renewable energy generation, with preference being for the “fabric first” approach [MM30] unless Part L is subsequently superseded</p>	
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		<p>services such as heating, ventilation and air conditioning.</p> <p>3.Maximise the proportion of energy from renewable or low carbon sources through:</p> <p>a)Exploring opportunities for, and implementing private wire arrangements from renewable sources where practical and viable;</p> <p>b)Ensuring connection to the District Heating network delivers the necessary uplifts over and above the carbon reductions achieved through 3(a), to achieve zero carbon across the development; and</p> <p>c) Ensuring that, where not provided as standard, the ability to install future Solar PV or Vehicle-to-Grid connections is not precluded.</p> <p>4.Ensure in-use performance of buildings is as close as possible to designed intent through:</p> <p>a)Use of a recognised quality regime and consistent approach to calculating at design and in-use performance, which ensures that in-use performance is as</p>	<p>by a more robust fabric First requirement, in which case compliance with the revised standard will be expected;</p> <p>c) Use of low carbon solutions where additional energy is required for building services such as heating, ventilation and air conditioning.</p> <p>3.Maximise the proportion of energy from renewable or low carbon sources through:</p> <p>a)Exploring opportunities for, and implementing private wire arrangements from renewable sources where practical and viable;</p> <p>b)Ensuring connection to the District Heating network delivers the necessary uplifts over and above the carbon reductions achieved through 3(a), to achieve zero carbon across the development; and</p> <p>c) Ensuring that, where not provided as standard, the ability to install future Solar PV or Vehicle-to-Grid connections is not precluded.</p> <p>4.Ensure in-use performance of buildings is as close as possible to designed intent through:</p> <p>a)Use of a recognised quality regime and consistent approach to calculating at design and in-use performance, which ensures that in-use performance is as close as possible to the at-design calculation; and</p>	
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		<p>close as possible to the at-design calculation; and</p> <p>b)Ensuring at least 10% of buildings deliver in-use energy performance and generation and carbon emissions data to home owners, occupiers, developers and the planning authority for a period of 5 years after first occupation clearly identifying regulated and unregulated energy use and any performance gap. Where a performance gap is identified in the regulated use, appropriate remedial action will be required.</p> <p>*Basic services and facilities are taken to refer to educational facilities (pre-school/nursery, primary and secondary schools), convenience shop, employment opportunities and open space/sports provision.</p>	<p>b)Ensuring at least 10% of buildings deliver in-use energy performance and generation and carbon emissions data to home owners, occupiers, developers and the planning authority for a period of 5 years after first occupation clearly identifying regulated and unregulated energy use and any performance gap. Where a performance gap is identified in the regulated use, appropriate remedial action will be required.</p> <p>*Basic services and facilities are taken to refer to educational facilities (pre-school/nursery, primary and secondary schools), convenience shop, employment opportunities and open space/sports provision.</p>	
MM31	CB15 Delivery of Suitable Alternative Natural Green Space (SANGS)	<p>CB15 Delivery of Suitable Alternative Natural Green Space (SANGS)</p> <p>100 hectares of land is safeguarded for Suitable Alternative Natural Green Space (SANGS) on the Cranbrook Policies Map. Residential development schemes shall only be brought forward where they can demonstrate that suitable mitigation is</p>	<p>CB15 Delivery of Suitable Alternative Natural Green Space (SANGS)</p> <p>100 hectares of land is safeguarded for Suitable Alternative Natural Green Space (SANGS) on the Cranbrook Policies Map. Residential development schemes shall only be brought forward where they can demonstrate that suitable mitigation is being</p>	<p>MM31 - To clarify the Council's expectation for the design of the SANGS area and to ensure that these areas function as efficiently as possible in meeting their required purpose.</p>

		<p>being made available to ensure that there is no likely significant effect on the Pebblebed Heaths and Exe Estuary. These environments are designated as Sites of Special Scientific interest, (SSSI); Special Area of Conservation (SAC); Special Protection Area (SPA); and in the case of the Exe Estuary, RAMSAR. As part of the required mitigation, Suitable Alternative Natural Green Space at a ratio of at least 8ha per 1000 net new population generated by residential development schemes must be provided on a phased basis and made available for use prior to the first occupation of the residential dwellings in each respective phase. Residential occupancy shall be taken at 2.35 persons per dwelling. To comprise SANGS, land that is made available for such purposes, shall meet the following definitions and/or be so located to facilitate the delivery of the definition: Be created from: 1. Existing open space of SANGS quality with no existing public access or limited public access, which for the</p>	<p>made available to ensure that there is no likely significant effect on the Pebblebed Heaths and Exe Estuary. These environments are designated as Sites of Special Scientific interest, (SSSI); Special Area of Conservation (SAC); Special Protection Area (SPA); and in the case of the Exe Estuary, RAMSAR. As part of the required mitigation, Suitable Alternative Natural Green Space at a ratio of at least 8ha per 1000 net new population generated by residential development schemes must be provided on a phased basis and made available for use prior to the first occupation of the residential dwellings in each respective phase. Residential occupancy shall be taken at 2.35 persons per dwelling. To comprise SANGS, land that is made available for such purposes, shall meet the following definitions and/or be so located to facilitate the delivery of the definition: Be created from: 1. Existing open space of SANGS quality with no existing public access or limited public access, which for the purposes of mitigation could be made fully accessible to the public, or;</p>	
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		<p>purposes of mitigation could be made fully accessible to the public, or;</p> <p>2. Existing open space which is already accessible but which could be changed in character so that it is more attractive to the specific group of visitors, or;</p> <p>3. Land in other uses but which could be converted into a SANGS. and deliver the following:</p> <p>a) Adequate parking which is free or benefits from significantly reduced charges for vehicles and bicycles for visitors;</p> <p>b) Car parks which are easily and safely accessible, and which are designed with an appropriate layout which allows for adequate mitigation to limit the intrusion on the character and appearance of the local environment;</p> <p>c) Car park locations where dogs can safely be taken from the car to the SANGS off the lead;</p> <p>d) Easy access between the SANGS and adjacent housing to facilitate access by pedestrians/cyclists as well as car based transport;</p>	<p>2. Existing open space which is already accessible but which could be changed in character so that it is more attractive to the specific group of visitors, or;</p> <p>3. Land in other uses but which could be converted into a SANGS. and deliver the following:</p> <p>a) Adequate parking which is free or benefits from significantly reduced charges for vehicles and bicycles for visitors;</p> <p>b) Car parks which are easily and safely accessible, and which are designed with an appropriate layout which allows for adequate mitigation to limit the intrusion on the character and appearance of the local environment;</p> <p>c) Car park locations where dogs can safely be taken from the car to the SANGS off the lead;</p> <p>d) Easy access between the SANGS and adjacent housing to facilitate access by pedestrians/cyclists as well as car based transport;</p> <p>e) Access points with signage outlining the layout and routes;</p> <p>f) Limited and sympathetic visitor infrastructure (benches, dog bins etc.)</p>	
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	<p>e) Access points with signage outlining the layout and routes;</p> <p>f) Limited and sympathetic visitor infrastructure (benches, dog bins etc.)</p> <p>g) Safe natural spaces without intrusive artificial structures, except in the immediate vicinity of the car park/s;</p> <p>h) Paths that are suitably signposted and available for use in all weathers all year around (this can include the introduction of boardwalks in wet sections);</p> <p>i) A circular walk that starts from a car park;</p> <p>j) Circular walk(s) of at least 2.3km around the SANGs;</p> <p>k) A variety of habitats for visitors to experience (e.g. woodland, scrub, grassland, heathland, wetland, open water);</p> <p>l) Largely unrestricted access within the natural space (including space for dogs to exercise freely and safely off the lead);</p> <p>m) A natural space that is free from unpleasant smells, significant noise and</p>	<p>g) Safe natural spaces without intrusive artificial structures, except in the immediate vicinity of the car park/s;</p> <p>h) Paths that [MM31] retain a natural character are suitably signposted and available for use in all weathers all year around (this can include the introduction of boardwalks in wet sections);</p> <p>i) A circular walk that starts from a car park;</p> <p>j) Circular walk(s) of at least 2.3km around the SANGs;</p> <p>k) A variety of habitats for visitors to experience (e.g. woodland, scrub, grassland, heathland, wetland, open water);</p> <p>l) Largely unrestricted access within the natural space (including space for dogs to exercise freely and safely off the lead);</p> <p>m) A natural space that is free from unpleasant smells, significant noise and waste material of any form that would otherwise harm its amenity value.</p> <p>It is expected that SANGS provision will be made available on site and where possible should ensure that designs for the Green Space complement heritage assets that are</p>	
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		<p>waste material of any form that would otherwise harm its amenity value. It is expected that SANGS provision will be made available on site and where possible should ensure that designs for the Green Space complement heritage assets that are found on site to help the conservation and enjoyment of the historic environment.</p> <p>Accompanying applications for the provision of SANGS shall be an appropriate delivery, enhancement and management strategy which shall include a masterplan.</p> <p>The delivery component of the strategy shall direct the establishment of the SANGS to ensure that it is available for use ahead of relevant occupations (agreed through the phasing strategy) and include details of advertisement and publicity.</p> <p>The management component shall demonstrate</p> <ul style="list-style-type: none"> • how the SANGS will be maintained in perpetuity (comprising a minimum period of 80 years and could include the use of legal agreements to 	<p>found on site to help the conservation and enjoyment of the historic environment.</p> <p>Accompanying applications for the provision of SANGS shall be an appropriate delivery, enhancement and management strategy which shall include a masterplan.</p> <p>The delivery component of the strategy shall direct the establishment of the SANGS to ensure that it is available for use ahead of relevant occupations (agreed through the phasing strategy) and include details of advertisement and publicity.</p> <p>The management component shall demonstrate</p> <ul style="list-style-type: none"> • how the SANGS will be maintained in perpetuity (comprising a minimum period of 80 years and could include the use of legal agreements to ensure that sufficient safeguards/step in rights are in place), • an identification of the full costs required for this, and • a financially sustainable means by which it can be delivered over the in perpetuity period. <p>It is expected that financial arrangements necessary to deliver the future management</p>	
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		<p>ensure that sufficient safeguards/step in rights are in place),</p> <ul style="list-style-type: none"> • an identification of the full costs required for this, and • a financially sustainable means by which it can be delivered over the in perpetuity period. <p>It is expected that financial arrangements necessary to deliver the future management must be in place and agreed with the Local Planning Authority prior to the first use of the relevant area of the SANGS.</p> <p>Only where it is wholly impractical to meet the definitions, should off-site delivery or an off-site financial contribution be required. Any such contributions would be based on identified mitigation costs at the time of determination.</p>	<p>must be in place and agreed with the Local Planning Authority prior to the first use of the relevant area of the SANGS.</p> <p>Only where it is wholly impractical to meet the definitions, should off-site delivery or an off-site financial contribution be required. Any such contributions would be based on identified mitigation costs at the time of determination.</p>	
<p>MM32 – MM36</p>	<p>Policies Map</p>		<p>MM32 - Amend built up area boundary in Bluehayes Expansion Area to include land in north western corner, to the S of Railway Terrace.</p> <p>MM33 - Policies map be amended to show both areas of woodland that form Percy Wakley Wood</p>	<p>MM32 - Land had been excluded as is indicated as being for drainage purposes in the Masterplan. The applicants for the current Bluehayes outline planning application have done</p>

			<p>as being identified as suitable/safeguarded for SANGS.</p> <p>MM34 - Delete 'Non-specific use allocations' washover from the policies map.</p> <p>MM35 - Remove identification of land for education from the Cobdens Expansion area.</p> <p>MM36 – Add existing primary road names.</p>	<p>additional site specific drainage work and propose a differing approach to drainage than that shown in the masterplan. The addition of this land to within the BUAB will allow for this change in approach.</p> <p>MM33 – To reflect indications from the Woodland Trust over the availability of the woods for upgrading to SANGS.</p> <p>MM34 - With the removal of the identification of land for education and the prescription of mixed use and neighbourhood centre areas, this is superfluous.</p> <p>MM35 – This allows greater flexibility in the location for the siting of education provision.</p>
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				MM36 – To aid clarity and navigation when using the Policies Map.
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Appendices