

# The Cranbrook Plan

2013-2031

## **Draft schedule of main modifications**

Part 1 – Policies CB2 – CB7

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**Contact details**

Planning Department – Cranbrook Team  
East Devon District Council  
Blackdown House, Border Road, Heathpark Industrial Estate,  
Honiton, EX14 1EJ  
DX 48808 Honiton  
Phone: 01395 516551  
Email: [planningcranbrook@eastdevon.gov.uk](mailto:planningcranbrook@eastdevon.gov.uk)  
[eastdevon.gov.uk](http://eastdevon.gov.uk)  
[@eastdevon](https://www.facebook.com/eastdevon)

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**Policy CB2 – Bluehayes Expansion Area**

Main Modification Reference	Chapter/ Policy Reference	Original Text (where applicable)	Main modification	Reason for Modification
MM 3 – 9	Policy 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 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"> <li>1. Around 960 new dwellings with typologies of property to reflect the location of development in different areas of the site.</li> <li>2. A mixed use area to incorporate:                             <ol style="list-style-type: none"> <li>a) Land capable of accommodating a community building or meeting space of a minimum of 620 square metres floor space;</li> <li>b) A range of business spaces or premises;</li> <li>c) Other uses compatible with and to support the mixed use area, that may include residential development.</li> </ol> </li> </ol> <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</p>	<p><del>[MM 3] A comprehensive development scheme addressing <u>Detailed parameters plans prepared by the lead developer or jointly by the constituent developers shall address all parts of the Bluehayes expansion area within their control and provide for all of the uses, requirements and infrastructure set out within this policy.</u> 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.</del></p> <p>The <del>scheme</del> <b>parameter plans</b> shall be agreed in writing by the Local Planning Authority <del>before</del> <u>as part of the first approval of</u> any planning application for development of all or part of the expansion area <del>is determined in the parameters plan area.</del> Subsequent applications <u>within that area</u> must comply with the approved <b>parameters plan</b> <del>comprehensive development scheme</del></p> <p>***</p> <p><del>[MM 4] The Bluehayes allocation will include the uses and developments listed as items 1 – 5 and where relevant in locations generally shown on the policies map. Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated shown on the Policies map:</del></p> <ol style="list-style-type: none"> <li>1. Around 960 new dwellings with typologies of property to reflect the location of development <del>in different areas of the site.</del></li> <li>2. A mixed use area to incorporate:                             <ol style="list-style-type: none"> <li>a) <del>Land capable of accommodating a community building or meeting space of a minimum of 620 square metres floor space;</del></li> <li>b) A range of <b>business</b> spaces or premises;</li> <li>c) Other uses compatible with and to support the mixed use area., <del>that may include residential development.</del></li> </ol> </li> </ol> <p>***</p>	<p><b>MM 3 –</b> Change from comprehensive development scheme to parameters plan uses terminology which is readily used within the industry. In addition the change reduces 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><b>MM 4 –</b> to clearly specify the expectations for delivery within the policy with reference back to definitions for such terms as “business”</p>

	<p>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 (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 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</p>	<p><del>[MM 5] Any <b>proposed business</b> or other use that has a gross floor area exceeding 280sqm will need to demonstrate through an impact assessment that it would be 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 <b>delivery and future</b> vitality and viability of the town centre or the successful delivery of allocated <b>employment</b> land in East Devon’s West End (including within the Cranbrook Plan Area).</del></p> <p>***</p> <p>3. <u>[MM 6] Equipped/serviced open space for the following typologies (standards to be in accordance with Policy CB6):</u></p> <ul style="list-style-type: none"> <li>• <u>Formal play space for children and youth</u></li> <li>• <u>Allotments</u></li> <li>• <u>Amenity Open Space</u></li> </ul> <p><del>5. Formal play space with facilities for children and youth on a combined area totalling 2100 square metres</del></p> <p><del>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).</del></p> <p>***</p> <p>5. <u>[MM 7] A 420 pupil place primary school, <b>with</b> 57 place facility for early years provision and a room for community use of 100 <b>sq. square</b> metres on a site of at least 2 hectares (or serviced land of an equivalent quantum depending on the delivery model). This requirement exists unless either the school land has been transferred or that the School delivery (if by direct delivery) has occurred in the Treasbeare (only in the event that the Bluehayes expansion area is commenced ahead of the Treasbeare expansion area)</u></p> <p>***</p> <p><u>[MM 8] Land within the Bluehayes Expansion Area which currently forms part of the property known as Coachfield House will only be brought forward for residential</u></p>	<p>MM5 – introduces a means of defining floor area above which an impact assessment is required. This lower threshold is justified based on the need for sustainability and to provide a hierarchy in business provision between the town centre and neighbourhood centres. Without such a tightly defined arrangement and as both the town centre and neighbourhood centre are yet to be delivered there is a risk of the distinctive function of each becoming lured. The threshold that is used picks up existing terminology recognised by Government advice and which defines small shops <sup>1,2</sup></p> <p>MM6 – insert new bullet 3 which rationalises the requirements in respect of open space typologies omitting some detail. This then works with MM xx affecting CB6 where the detail is rehomed.</p> <p>MM7 – renumbered bullet which introduces the option for school land and a financial contribution to be provided in lieu of direct delivery.</p> <p>MM 8 -To address highway concerns over the use of land at Coachfield House for primary access purposes to the</p>
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<sup>1</sup> <https://www.gov.uk/trading-hours-for-retailers-the-law>

<sup>2</sup> <https://www.legislation.gov.uk/ukpga/1994/20>

		<p>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 if it delivers a vehicular link between Station Road and London Road (B3174).</p>	<p>development <u>where the primary access is derived from the Bluehayes expansion area</u> <del>if it delivers a vehicular link between Station Road and London Road (B3174).</del></p>	<p>Bluehayes expansion area in light of more recent work on providing access to the main parcel of the expansion area.</p>
<p><b>Supporting text</b></p>		<p>3.8 Within the mixed-use area there is a requirement for business space to be provided. Although no minimum floor space for business use is set in this policy, the Cranbrook Economic Development Strategy<sup>3</sup> looks to deliver 18.4ha of land across the Town and Neighbourhood Centres and the allocated employment land, which this Plan secures. Applicants will be required to demonstrate how their proposals for development in the mixed use area delivers on the objectives of the Cranbrook Economic Development Strategy in relation to the provision of business floor space</p>	<p>[MM 9] Within the mixed-use area there is a requirement for <b>business</b> space to be provided. Although no minimum floor space for <b>business</b> use is set in this policy, the Cranbrook Economic Development Strategy<sup>4</sup> looks to deliver 18.4ha of land across the Town and Neighbourhood Centres and the allocated <b>employment</b> land, which this Plan secures. Applicants will be required to demonstrate how their proposals for development in the mixed use area delivers on the objectives of the Cranbrook Economic Development Strategy in relation to the provision of <b>business</b> floor space. <u>The threshold above which an impact assessment is required, recognises the government used definition for a small shop<sup>5,6</sup>. Such assessments are important to ensure that the neighbourhood and mixed used centres operate at an appropriate scale, and provide a <b>business</b> and community hierarchy which helps to focus the delivery of the larger scale businesses to the <b>employment</b> zones and town centre</u></p>	<p><b>MM9</b> – This introduces the threshold above which an impact assessment is required. It aides clarity</p>

<sup>3</sup> <http://eastdevon.gov.uk/media/2260179/cranbrook-economic-development-strategy.pdf>

<sup>4</sup> <http://eastdevon.gov.uk/media/2260179/cranbrook-economic-development-strategy.pdf>

<sup>5</sup> <https://www.gov.uk/trading-hours-for-retailers-the-law>

<sup>6</sup> <https://www.legislation.gov.uk/ukpga/1994/20>

**Policy CB3 – Treasbeare Expansion Area**

Main Modification Reference	Chapter/ Policy Reference	Original Text (where applicable)	Main modification	Reason for Modification
MM 10 - 21	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 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"> <li>1. Around 915 new houses with typologies of property to reflect the location of development in different areas of the site</li> <li>2. A mixed use area to incorporate:                             <ol style="list-style-type: none"> <li>a) Land capable of accommodating a community building or meeting space of a minimum of 620 square metres of floor space;</li> <li>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;</li> <li>c) A range of business spaces or premises;</li> <li>d) Other uses compatible with and to support the mixed use area, that may include residential development.</li> </ol> </li> </ol> <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</p>	<p><del>[MM 10] 62 64</del> hectares of land at the Treasbeare Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map .</p> <p>***</p> <p><del>[MM 11] A comprehensive development scheme addressing Detailed parameter plans prepared by the lead developer or jointly by constituent developers shall address all parts of the Treasbeare expansion area within their control and provide for all of the uses, requirements and infrastructure set out within this policy. 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.</del></p> <p>The <del>parameters plans</del> scheme shall be agreed in writing by the Local Planning Authority <del>before</del> <b>as part of the first approval of</b> any planning application for development <b>in the parameters plan area.</b> of all or part of the expansion area is determined. Subsequent applications <b>within that area</b> must comply with the approved <b>parameters plan</b> comprehensive development scheme.</p> <p>***</p> <p><del>[MM 12] The Treasbeare allocation will accommodate the uses and developments listed as items 1 – 8 and where relevant in locations generally shown on the policies map. Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas:</del></p> <ol style="list-style-type: none"> <li>1. Around 915 new houses with typologies of property to reflect the location of development <del>in different areas of the site</del></li> <li>2. A mixed use area to incorporate:                             <ol style="list-style-type: none"> <li>a) <del>Land capable of accommodating a community building or meeting space of a minimum of 620 square metres of floor space;</del></li> <li>b) A neighbourhood centre to provide a mix of compatible uses extending to provide at least 1500 square metres gross of ground-floor <b>business</b> floor space. This must include a proportion of floor space of A1 use class;</li> </ol> </li> </ol>	<p>MM 10 - To recognise revised approach to safeguarded energy centre land which if not required could be released for employment opportunities</p> <p>MM 11 – To align with MM 3 and to use terminology which is readily recognised within the industry. Definitions provided in the new glossary.</p> <p>MM 12 – To align with MM 4 and to clarify the extent of the requirements for the allocation.</p>

	<p>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. 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. 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 totaling 2000 square metres</p>	<p>A range of business spaces or premises;</p> <p>e) Other uses compatible with and to support the mixed use area., <del>that may include residential development</del></p> <p>***</p> <p>[ MM 13] Any <u>proposed business</u> or other use that <u>has a gross floor area exceeding 280sqm will need to demonstrate through an impact assessment that it would</u> <del>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.</del> Proposals must not undermine the <u>delivery and future</u> vitality and viability of the town centre or the successful delivery of allocated <b>employment</b> land in East Devon’s West End (including within the Cranbrook Plan Area).</p> <p>***</p> <p>[MM 14] <u>Where hot food takeaway uses are permitted there shall be 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. Measured against units providing a ground floor offer to visiting members of the public, there shall be a maximum of 25% of units within the mixed use area being hot food takeaways. Hot food takeaways will not be permitted within 400 metres of a school.</u> <del>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.</del></p> <p>Any proposals for residential development within the mixed use area must demonstrate <del>adaptability of the ground floor</del> <b>ground floor adaptability</b> to allow conversion to units that could be used for <b>business and retail</b> activities.</p> <p>***</p> <p>3. [MM 15] A 420 pupil place primary school, <u>with</u> 57 place facility for early years provision and a room</p>	<p>MM13 – To align with MM 5 and to introduce a means of defining floor area above which an impact assessment is required. This picks up existing terminology recognised by Government advice and which defined small shops<sup>7,8</sup></p> <p>MM 14 – to address changes in the Use Classes Order and to ensure that the Policy reflects NICE guidance<sup>9</sup> (Recommendation 11) and PHE research<sup>10</sup></p> <p>MM15 - introduces the option for school land and a financial contribution to be provided in lieu of direct delivery by developers.</p>
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<sup>7</sup> <https://www.gov.uk/trading-hours-for-retailers-the-law>

<sup>8</sup> <https://www.legislation.gov.uk/ukpga/1994/20>

<sup>9</sup> [1 Recommendations | Cardiovascular disease prevention | Guidahttps://www.nice.org.uk/guidance/ph25/chapter/1-Recommendations#recommendations-for-policy-a-national-framework-for-actionnce | NICE](https://www.nice.org.uk/guidance/ph25/chapter/1-Recommendations#recommendations-for-policy-a-national-framework-for-actionnce)

<sup>10</sup> [Using the planning system to promote healthy weight environments](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/863821/PHE_Planning_healthy_weight_environments_guidance_1_.pdf)

[publishing.sehttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/863821/PHE\\_Planning\\_healthy\\_weight\\_environments\\_guidance\\_1\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/863821/PHE_Planning_healthy_weight_environments_guidance_1_.pdf)vice.gov.uk)

	<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> <p>8. Employment land comprising an area of 4.9 hectares.</p> <p>9. Allotments totaling 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 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</p>	<p>for community use of 100 <del>sq</del><u>square</u> metres on a site of at least 2 hectares (<u>or serviced land of an equivalent quantum depending on the delivery model</u>). <u>This requirement exists unless either the school land has been transferred or that the School delivery (if by direct delivery) has occurred in the Bluehayes expansion area. (only in the event that the Treasbears expansion area is commenced ahead of the Bluehayes expansion area; if this education land in the Treasbears expansion area is not required for this use the land may be brought forward for residential development)</u></p> <p>***</p> <p>4. <u>[ MM 16] Open space laid out and landscaped for the following typologies (standards to be in accordance with Policy CB6):</u></p> <ul style="list-style-type: none"> <li>• <u>Formal open space</u></li> <li>• <u>Formal play space for children and youth</u></li> <li>• <u>Allotments</u></li> <li>• <u>Amenity Open Space</u></li> </ul> <p><del>5. Formal open space and recreational land covering an area of at least 2.1 hectares.</del></p> <p><del>6. Amenity open space across an area of at least 0.75 hectares</del></p> <p><del>7. Formal play space with facilities for children and youth covering an area totalling 2000 square metres</del></p> <p>8. 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) <u>Serviced land for</u> 1 x floodlit Senior all weather pitch (artificial grass pitch)  <del>f) 4x floodlit tennis courts</del>  g) Associated car and cycle parking spaces  h) <u>Serviced land for both a s</u> Sports pavilion to include changing facilities and a club room for use for social and community uses <u>and land for 4 flood lit tennis courts.</u>  i) Peripheral multi use path</p> <p><del>10. 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).</del></p>	<p>MM 16 - insert new bullet (4) which rationalises the requirements in respect of open space typologies omitting some detail. This then cross refers with MM affecting CB6 where the detail is “rehomed”</p> <p>Sports hub expectations also updated to reflect revised viability work</p>
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		<p>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>***</p> <p>9. Employment land comprising an area of 4.9 hectares.</p> <p><u>[MM 17] Employment uses (which in this location of the Treasbeare allocation excludes retail) must be of a nature, sited and designed so as not to have an adverse effect upon the amenity of existing and proposed residential properties, with particular consideration given to the potential effects of odour and additional noise.</u></p> <p>***</p> <p>11. <u>[MM 18] 5 serviced permanent pitches for gypsies and travellers on an area of at least 0.5 hectares as allocated.</u></p> <p>***</p> <p>12. <u>[MM 19] Land for an extension to the District Heating Energy Centre comprising an area of 2 hectares 3.5ha of land identified on the policies plan. This land shall be safeguarded until such time as up to 2 hectares of the site has been identified as necessary for use in connection with District Heating. At that time all residual land and any that is evidenced as not being required for District Heating or other energy purposes may be released for other employment generating development – subject to the appropriate planning permission.</u></p>	<p>MM 17 - recognises that there are no prescriptions in place regarding the nature and type of employment that is permitted within the allocation and therefore to safeguard residential amenity where the employment areas and residential areas are in proximity is appropriate.</p> <p>MM 18 – to be more precise about the role of the allocation and policies plan</p> <p>MM 19- Recognises the full extent of the safeguarded land and while the evidence suggests that only 2ha would be required, the revised policy allows for a future use for all or part of the land when there is clarity as to how heating and energy will be provided for future houses in the expanded Cranbrook.</p>
			<p>SUPPORTING TEXT: To be inserted after 3.17</p> <p><u>3.18 [MM 20] In addition to the need to deliver 18.4ha of employment land across the town (including the Town centre land and 4.9ha within this allocated expansion area), the Cranbrook Economic Development Strategy further identifies that a further provision of up to 8.6ha would also be appropriate. The plan recognises that it does not meet the full extent of this additional provision. Further land to help address any shortfall is expected to be provided through the residual energy centre land if/when this is released (in full or in part) during the plan period which will depend on the final energy centre requirements.</u></p> <p><u>3.19 [MM 21] The employment provision identified within the Treasbeare allocation is not tied or restricted to particular employment uses although it is recognised</u></p>	<p><b>MM 20</b> – To clarify how employment land identified within the Cranbrook Economic development strategy is delivered.</p> <p><b>MM 21</b> – Provides clarity over the nature of uses permitted. Refer to glossary for definitions</p>

			<p><u>that those which are most likely to be successful in this location represent the smaller start up units that fit within the Cranbrook Business Ladder model. In not restricting the nature of employment uses through Policy, very careful consideration to the amenity effects of the particular occupier of any unit that is proposed will need to be given at the detailed application stage recognising that in some locations employment uses would lie alongside residential areas .</u></p>	<p><b>MM 23</b> — See MM 14 Text inserted as new paragraph to explain the expectations for ground floor developments within the mixed use area</p>
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**Policy CB4 – Cobdens Expansion Area**

Main Modification Reference	Chapter/ Policy Reference	Original Text (where applicable)	Main modification	Reason for Modification
MM 22 – MM 33	CB4 Cobdens Expansion Area	<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> <ol style="list-style-type: none"> <li>1. Around 1495 new houses with typologies of property to reflect the location of development in different areas of the site</li> <li>2. A mixed use area to incorporate: <ol style="list-style-type: none"> <li>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;</li> <li>b) A range of business spaces or premises;</li> <li>c) Other uses compatible with and to support the mixed use area, that may include residential development.</li> </ol> </li> </ol> <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><u>[MM 22]</u> 40 <del>71</del> hectares of land at the Cobdens Expansion Area is allocated for a mixed use development on the Cranbrook Policies Map .</p> <p>***</p> <p><u>[MM 23]</u> A <u>Detailed parameter plans prepared by the lead developer or jointly by constituent developers shall address comprehensive development scheme addressing all parts of the Cobdens expansion area within their control and provide for all of the uses, requirements and infrastructure set out within this policy.</u> <del>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.</del></p> <p>The <u>parameter plans</u> scheme shall be agreed in writing by the Local Planning Authority <u>as part of the first planning application for development in the parameters plan area</u> <del>before any planning application for development of all or part of the expansion area is determined.</del> Subsequent applications <u>within that area</u> <del>comprehensive development scheme.</del> must comply with the approved <u>parameters plan</u></p> <p>***</p> <p><u>[MM 24]</u> <u>The Cobdens allocation will include the uses and developments listed as items 1 – 9 and where relevant in locations generally shown on the policies map.</u> <del>Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas:</del></p> <ol style="list-style-type: none"> <li>1. Around 1495 new houses with typologies of property to reflect the location of development <del>in different areas of the site</del></li> <li>2. A mixed use area to incorporate: <ol style="list-style-type: none"> <li>a) A neighbourhood centre to provide a mix of compatible uses extending to provide at least 1250 square metres gross ground-floor <u>business</u> floor space. This must include a <del>proportion of floor space of A1 use class;</del></li> <li>b) <del>A range of business spaces or premises;</del> Other uses compatible with and to support the mixed use area. <del>, that may include residential development</del></li> </ol> </li> </ol>	<p><b>MM 22</b> – the land budget has been updated to reflect the land actually allocated for development (excluding that which is otherwise safeguarded for SANGS and station)</p> <p>MM 23 – The change from comprehensive development scheme to parameters plan uses terminology which is readily used within the industry. In addition the change reduces 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. Definitions provided in the Glossary</p> <p>MM 24 - To align with MM 4 and to clarify the extent of the requirements for the allocation.</p>

	<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 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 totaling 3500 square metres</p>	<p>***</p> <p>[ MM 25] Any <u>proposed business</u> or other use that <u>has a gross floor area exceeding 280sqm will need to demonstrate through an impact assessment that it would be 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.</u> Proposals must not undermine the <u>delivery and future</u> vitality and viability of the town centre or the successful delivery of allocated <b>employment</b> land in East Devon’s West End (including within the Cranbrook Plan Area).).</p> <p>***</p> <p>[MM 26] <u>Where hot food takeaway uses are permitted there shall be 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. Measured against units providing a ground floor offer to visiting members of the public, there shall be a maximum of 25% of units within the mixed use area being hot food takeaways. Hot food takeaways will not be permitted within 400 metres of a school. 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.</u></p> <p>Any proposals for residential development within the mixed use area must demonstrate <u>adaptability of the ground floor</u> <b>ground floor adaptability</b> to allow conversion to units that could be used for <b>business and retail</b> activities.</p> <p>***</p> <p>3. [MM 27] A 630 pupil place primary school, <u>with</u> 80 place facility for early years provision and a room for community use of 150 square metres on an area of land comprising at least 2.9 hectares <u>(or serviced land of an equivalent quantum depending upon the delivery model)</u>;</p>	<p>MM 25 – To align with MM 5 and to introduce a means of defining floor area above which an impact assessment is required. This picks up existing terminology recognised by Government advice and which defines small shops<sup>11,12</sup></p> <p>MM 26 – to align with MM15 and to address changes in the Use Classes Order and to ensure that the Policy reflects NICE guidance<sup>13</sup> (Recommendation 11) and PHE research<sup>14</sup></p> <p>MM 27 – (To align with MM16) introduces the option for school land and a financial contribution to be provided in lieu of direct delivery by developers.</p>
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<sup>11</sup> <https://www.gov.uk/trading-hours-for-retailers-the-law>

<sup>12</sup> <https://www.legislation.gov.uk/ukpga/1994/20>

<sup>13</sup> [1 Recommendations | Cardiovascular disease prevention | Guidahttps://www.nice.org.uk/guidance/ph25/chapter/1-Recommendations#recommendations-for-policy-a-national-framework-for-action](https://www.nice.org.uk/guidance/ph25/chapter/1-Recommendations#recommendations-for-policy-a-national-framework-for-action) | NICE

<sup>14</sup> [Using the planning system to promote healthy weight environments](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/863821/PHE_Planning_healthy_weight_environments_guidance_1_.pdf)

(publishing.sehttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/863821/PHE\_Planning\_healthy\_weight\_environments\_guidance\_1\_.pdf)vice.gov.uk)

	<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 totaling 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>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>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</p>	<p>***</p> <p>4. <del>Land for a</del> <b>[ MM 28] Land for a</b> 50 pupil place Special Educational Needs school on an area of land of at least 1.2 hectares</p> <p>***</p> <p>5. <del>Formal open space recreational land covering an area of land of at least 3.4 hectares.</del></p> <p>6. <del>Amenity open space covering an area of land of at least 1.2 hectares</del></p> <p>7. <del>Formal play space with facilities for children and youth across a combined area totalling 3500 square metres</del></p> <p>8. <b>Open space laid out and landscaped for the following typologies (standards to be in accordance with Policy CB6):</b></p> <ul style="list-style-type: none"> <li>• <b>Formal open space</b></li> <li>• <b>Formal play space for children and youth</b></li> <li>• <b>Allotments</b></li> <li>• <b>Amenity Open Space</b></li> </ul> <p>9. <del>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)</del></p> <p>***</p> <p>10. <b>[ MM 30] 10 serviced permanent pitches for gypsies and travellers on an area of land of at least 1 hectare as allocated</b></p> <p>***</p> <p>12. <b>[ MM 31] Serviced land (of at least 1 hectare in size) for a cemetery, (which subject to groundwater testing, could be provided on land allocated <b>safeguarded</b> on the Cranbrook Policies Map for potential Suitable Alternative Natural Green Space) )</b></p> <p>***</p> <p><b>[ MM 32] Development of the Cobdens expansion area of Cranbrook will require the under-grounding 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</b></p>	<p>MM 28 – To clarify the expectations for the allocation</p> <p>MM 29 – (to align with MM 17); insert replacement bullet (9) which rationalises the requirements in respect of open space typologies omitting some detail. This then cross refers with MM affecting CB6 where the detail is “rehomed”</p> <p>MM 30 – Revised bullet 10 which is more precise about the allocation of gypsy and traveller pitch allocation</p> <p>MM 31 – Correction in respect of safeguarding rather than allocation SANGS land</p> <p>MM 32 – Deletion of the requirement to underground the Over-head-lines While this is desirable it is not a viable policy requirement</p>
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		<p>network. This includes providing links between parcels in different ownership or control.</p>	<p><del>which do not accord with the phasing strategy approved pursuant to policy CB7 of this development plan document .</del></p>	
			<p>SUPPORTING TEXT:</p> <p>***</p> <p><del>3.29 [MM 33] Two high voltage over head powerlines, running in a broadly north west to south east direction, cross the Cobdens expansion area of Cranbrook. The Cranbrook Plan requires the undergrounding of the western of these two lines (the 132kv line) which ‘frees-up’ additional land for development and use<sup>15</sup>. The undergrounding of cables will ensure a better quality overall development, overcoming the fragmented and broken pockets of developable land that would otherwise be available. The fragmentation of this area is already compromised by the flood zone associated with local streams and therefore to further split this area would fail the place making objective of the plan. Development schemes that could prejudice the ability to achieve the under-grounding of the cables will not be permitted.</del></p>	<p>MM 33 – delete paragraph to reflect changed policy requirement</p>

<sup>15</sup> ~~Strategy Report relating to Overhead Lines at Cranbrook Expansion Site East (2018).~~

**Policy CB5 – Grange Expansion Area**

Main Modification Reference	Chapter/ Policy Reference	Original Text (where applicable)	Main modification	Reason for Modification
MM 34 – MM 39	CB5 Grange Expansion Area	<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, 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"> <li>1. Around 800 new houses with typologies of property to reflect the location of development in different areas of the site</li> <li>2. A mixed use area to incorporate:                             <ol style="list-style-type: none"> <li>a) A community building of a minimum of 750 square metres floor space;</li> <li>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;</li> <li>c) A range of business spaces or premises;</li> <li>d) Other uses compatible with and to support the mixed use area, that may include residential development.</li> </ol> </li> </ol> <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</p>	<p><del>[MM 34] A comprehensive development scheme addressing the Grange expansion area within their control and provide for all of the uses, requirements and infrastructure set out within this policy. 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.</del></p> <p>The <b>parameter plans</b> scheme shall be agreed in writing by the Local Planning Authority <b>as part of the first planning application for development in the parameters plan area</b> before any planning application for development of all or part of the expansion area is determined. Subsequent applications <b>within that area</b> must comply with the approved <b>parameters plan</b> comprehensive development scheme.</p> <p>***</p> <p><del>[MM 35] Where land is allocated for specific uses on the policies map, the uses will fall on and within the designated areas:</del></p> <ol style="list-style-type: none"> <li>1. Around 800 new houses with typologies of property to reflect the location of development in different areas of the site</li> <li>2. A mixed use area to incorporate:                             <ol style="list-style-type: none"> <li>a) A community building of a minimum of 750 square metres floor space;</li> <li>b) A neighbourhood centre to provide a mix of compatible uses extending to provide at least 1600 square metres gross of ground-floor <b>business</b> floor space. This must include a proportion of floor space of A1 use class;</li> <li>c) A range of business spaces or premises;</li> <li>d) Other uses compatible with and to support the mixed use area, that may include residential development.</li> </ol> </li> </ol> <p>***</p>	<p>MM 34 – MM renumbered</p> <p>The change from comprehensive development scheme to parameters plan uses terminology which is readily used within the industry. In addition the change reduces 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. Definitions provided in the Glossary</p> <p>MM 35 – To align with MM 4 and to clarify the extent of the requirements for the allocation.</p>

	<p>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. 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>5. Formal play space with facilities for children and youth on an area of land totaling 1800 square metres</p> <p>6. Allotments totaling 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</p>	<p><del>[MM 36] Any <b>proposed business</b> or other use that <b>has a gross floor area exceeding 280sqm will need to demonstrate through an impact assessment that it would be 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.</b></del> Proposals must not undermine the <b>delivery and future</b> vitality and viability of the town centre or the successful delivery of allocated <b>employment</b> land in East Devon’s West End (including within the Cranbrook Plan Area</p> <p>***</p> <p><del>[MM 37] Where hot food takeaway uses are permitted there shall be 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. Measured against units providing a ground floor offer to visiting members of the public, there shall be a maximum of 25% of units within the mixed use area being hot food takeaways. Hot food takeaways will not be permitted within 400 metres of a school.</del> 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 <b>ground floor adaptability</b> to allow conversion to units that could be used for <b>business and retail</b> activities.†</p> <p>***</p> <p>3. <u>[ MM 38] Open space laid out and landscaped for the following typologies (standards to be in accordance with Policy CB6):</u></p> <ul style="list-style-type: none"> <li>• <u>Formal open space</u></li> <li>• <u>Formal play space for children and youth</u></li> <li>• <u>Allotments</u></li> <li>• <u>Amenity Open Space</u></li> </ul>	<p>MM 36 – To align with MM 5 and to introduce a means of defining floor area above which an impact assessment is required. This picks up existing terminology recognised by Government advice and which defines small shops<sup>16,17</sup></p> <p>MM 37 – to align with MM15 and to address changes in the Use Classes Order and to ensure that the Policy reflects NICE guidance<sup>18</sup> (Recommendation 11) and PHE research<sup>19</sup></p> <p>MM 38 –; insert replacement bullet (3) which rationalises the requirements in respect of open space typologies omitting some detail. This then cross refers with MM affecting CB6 where the detail is “rehomed”</p>
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<sup>16</sup> <https://www.gov.uk/trading-hours-for-retailers-the-law>

<sup>17</sup> <https://www.legislation.gov.uk/ukpga/1994/20>

<sup>18</sup> [1 Recommendations | Cardiovascular disease prevention | Guidahttps://www.nice.org.uk/guidance/ph25/chapter/1-Recommendations#recommendations-for-policy-a-national-framework-for-action](https://www.nice.org.uk/guidance/ph25/chapter/1-Recommendations#recommendations-for-policy-a-national-framework-for-action) | NICE

<sup>19</sup> [Using the planning system to promote healthy weight environments \(publishing.sehttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/863821/PHE\\_Planning\\_healthy\\_weight\\_environments\\_guidance\\_1\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/863821/PHE_Planning_healthy_weight_environments_guidance_1_.pdf) vice.gov.uk)

		<p>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 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><del>3. Formal open space recreational land of an area of at least 1.7 hectares.</del></p> <p><del>4. Amenity open space on an area of land of at least 0.6 hectares</del></p> <p><del>5. Formal play space with facilities for children and youth on an area of land totalling 1800 square metres</del></p> <p><del>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)</del></p> <p>***</p> <p><b>[MM 39]</b> Development of the Grange expansion area of Cranbrook will require the under-grounding 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>MM 39 – Deletion of the requirement to underground the Over-head-lines While this is desirable it is not a viable policy requirement</p>

**Policy CB6 – Cranbrook Infrastructure Delivery**

Main Modification Reference	Chapter/ Policy Reference	Original Text (where applicable)	Main modification	Reason for Modification						
MM 40 – MM 42	Policy CB6	<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> <ol style="list-style-type: none"> <li>1. Infrastructure to be provided/funded by all development and which is directly relevant to each on plot dwelling</li> </ol> <p>To deliver components within this category, proportionate contributions must be provided by all development that is proposed within the Cranbrook Plan Area.</p> <ol style="list-style-type: none"> <li>2. Infrastructure which is site specific to a particular expansion area (under policies CB2 to CB5 inclusive)</li> </ol> <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> <ol style="list-style-type: none"> <li>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</li> </ol> <p>To deliver all non-specific (or common infrastructure) within this category,</p>	<p>CB6 Cranbrook Infrastructure Delivery</p> <p><del>[MM 40] Residential development</del> <b>Development</b> that is proposed within the Cranbrook <b>Plan Area</b> <del>Built-up Area Boundary</del> must demonstrate that it will meet the likely demands of future occupiers/<b>users</b> 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><del>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</del></p> <p><u>To allow delivery in a fair and coordinated way, it is necessary to equalise the costs associated with infrastructure that is to be delivered on one site but which will serve the wider needs of the expansion areas. To achieve this, items relevant to equalisation have been divided into <b>four</b> categories, all of which must be provided as appropriate–</u></p> <ol style="list-style-type: none"> <li><b>1. Infrastructure to be provided/funded by all development and which is directly relevant to each on plot dwelling</b></li> </ol> <p><del>To deliver components within this category, proportionate contributions must be provided by all development that is proposed within the Cranbrook Plan Area.</del></p> <p><u>This is to be provided by all development in proportion to the number of dwellings proposed and is generally expected to be provided on site.</u></p> <ul style="list-style-type: none"> <li><u>Open space comprising the following typologies:</u></li> </ul> <table border="1" data-bbox="1249 1751 1911 1923"> <thead> <tr> <th data-bbox="1258 1757 1584 1822"><u>Typology/infrastructure item</u></th> <th data-bbox="1593 1757 1745 1822"><u>Policy Reference</u></th> <th data-bbox="1754 1757 1902 1923"><u>Typical standard unless otherwise prescribed</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1258 1829 1584 1917"></td> <td data-bbox="1593 1829 1745 1917"></td> <td data-bbox="1754 1829 1902 1917"></td> </tr> </tbody> </table>	<u>Typology/infrastructure item</u>	<u>Policy Reference</u>	<u>Typical standard unless otherwise prescribed</u>				<p>MM 40 – Revised structure and content to the policy to be clear and precise on the expectations from each expansion area; to de couple the infrastructure delivery plan from the policy to avoid future uncertainty and to address the expectations for contributions from development which takes place outside of the built up boundary or above the policy expectations. Also to address necessary viability savings identified during the examination. Refer to Glossary for definitions.</p>
<u>Typology/infrastructure item</u>	<u>Policy Reference</u>	<u>Typical standard unless otherwise prescribed</u>								

	<p>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 Built-up Area Boundary must make a proportionate financial contribution to outstanding unfunded or not fully funded infrastructure.</p>	<table border="1" data-bbox="1246 176 1914 535"> <tr> <td></td> <td></td> <td>(per 1000 population based on 2.35 people per dwelling)</td> </tr> <tr> <td><u>Formal Open Space</u></td> <td></td> <td><u>1ha</u></td> </tr> <tr> <td><u>Formal Play</u></td> <td><u>CB2, CB3</u></td> <td><u>0.1ha</u></td> </tr> <tr> <td><u>Allotments*</u></td> <td><u>CB4, CB5</u></td> <td><u>0.25ha*</u></td> </tr> <tr> <td><u>Amenity open space</u></td> <td></td> <td><u>0.35ha</u></td> </tr> </table> <p><u>* The identified land requirement excludes the associated land take for peripheral paths and areas for parking and drop off</u></p> <p><u>And in addition:</u></p> <ul style="list-style-type: none"> <li>• <u>Biodiversity net gain (in accordance with Policy CB27)</u></li> <li>• <u>SANGS delivery and enhancement (in accordance with Policy CB15)</u></li> <li>• <u>Carbon reduction measures (in accordance with Policy CB13)</u></li> <li>• <u>Connection with the District Heat network (in accordance with Policy CB13)</u></li> <li>• <u>EV charging (in accordance with Policy CB20)</u></li> </ul> <p><b>2. <u>Contributions necessary from all development towards</u></b></p> <ul style="list-style-type: none"> <li>• <u>SANGS maintenance (in accordance with Policy CB15)</u></li> <li>• <u>Off Site habitat mitigation (in accordance with Policy CB15)</u></li> <li>• <u>Travel planning (in accordance with Policy CB19)</u></li> </ul> <p><b>3. <u>Infrastructure which is site specific <b>must be delivered in full by developers of the relevant expansion area</b> to a particular expansion area (under policies <b>CB2 to CB5 inclusive</b>)</u></b></p> <p><u>Where the allocation policy identifies specific infrastructure this must be delivered in full by developers of the relevant expansion area and where prescribed, in particular locations. The land necessary for the particular item of infrastructure must be safeguarded from the start of the development of the relevant expansion area in accordance with an agreed <b>parameters plan</b>.</u></p> <p><u><b>Bluehayes (in accordance with Policy CB2)</b></u></p> <ol style="list-style-type: none"> <li>1. <u>2 Form Entry Primary school and associated land**</u></li> <li>2. <u>London Road Upgrade works (CB25)</u></li> </ol>			(per 1000 population based on 2.35 people per dwelling)	<u>Formal Open Space</u>		<u>1ha</u>	<u>Formal Play</u>	<u>CB2, CB3</u>	<u>0.1ha</u>	<u>Allotments*</u>	<u>CB4, CB5</u>	<u>0.25ha*</u>	<u>Amenity open space</u>		<u>0.35ha</u>	
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			<p><b><u>Treasbeare</u></b> (in accordance with Policy CB3)</p> <ol style="list-style-type: none"> <li>1. <u>2 Form Entry Primary school and associated land**</u></li> <li>2. <u>Sports pitches and associated land</u></li> <li>3. <u>Serviced land for tennis courts with flood lighting, pavilion and changing rooms, and AGP.</u></li> <li>4. <u>Energy Centre land (in accordance with Policy CB14)</u></li> </ol> <p><b><u>Cobdens</u></b> (in accordance with Policy CB4)</p> <ol style="list-style-type: none"> <li>1. <u>3 Form Entry Primary school and associated land</u></li> <li>2. <u>Serviced land for an SEND School</u></li> <li>3. <u>Sports pitch and associated land</u></li> <li>4. <u>Serviced land for a cemetery</u></li> <li>5. <u>Serviced land for both a place of worship and parsonage</u></li> <li>6. <u>London Road Upgrade works (CB25)</u></li> </ol> <p><b><u>Grange</u></b> (in accordance with Policy CB5)</p> <ol style="list-style-type: none"> <li>1. <u>Community Building</u></li> <li>2. <u>London Road Upgrade works (CB25)</u></li> </ol> <p><b><u>** This facility is only required in one of the expansion areas where it is identified and will factor as a category 2 cost for that area when its final location is established.</u></b></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><b>4. Infrastructure <u>for which contributions are</u> which forms common infrastructure and is necessary for the proper functioning of the <u>Cranbrook expansion areas</u>, town but which is not necessarily attributable to a single expansion area.</b></p> <p>To deliver all non-specific (or common infrastructure) within this category, components must be funded by <u>all</u> developers across the Cranbrook Plan area, <u>on a “balancing” basis with the cost of infrastructure and associated land incurred in category 3.</u></p> <p>A. <u>To help support the delivery of the town centre and meet the health needs of the town (in accordance with Policy CB22), contributions will be made towards:</u></p> <ol style="list-style-type: none"> <li>1. <u>Fire station</u></li> </ol>	
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			<p>2. <u>Children's centre and Youth centre fit out</u></p> <p>3. <u>Extra Care provision contributions</u></p> <p>4. <u>Health and Wellbeing hub contributions</u></p> <p>5. <u>Leisure centre contributions</u></p> <p>6. <u>Library fit out</u></p> <p>B. <u>In addition the following are also recognised as being necessary to make the expansion area development acceptable and form category 4 infrastructure projects.</u></p> <p>7. <u>Offsite walking and cycling enhancements (CB19)</u></p> <p>8. <u>Pavilion and 8 team changing rooms for the Treasbeare Sports hub (of a minimum 490 square metres gross internal floor area) (CB3)</u></p> <p>9. <u>4 no. Tennis Courts with Flood lighting</u></p> <p>10. <u>Secondary school education contributions (Devon County Council)</u></p> <p>11. <u>SEND school provision contributions (Devon County Council)</u></p> <p>12. <u>Shared cars and e bikes (CB19)</u></p> <p>13. <u>Sustainable transport enhancements (CB9)</u></p> <p>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 <u>Plan Area and those on allocated sites but which seek to deliver excess housing numbers shall make contributions to on and/or off site infrastructure in the town. Typically contributions shall be derived from the categories identified above and in accordance with the following expectations:</u></p> <p><u>Category 1 costs – On a per-dwelling equivalent basis (Contributions in lieu of onsite delivery are appropriate if it can be demonstrated that the site is too small to appropriately accommodate the relevant infrastructure).</u></p> <p><u>Category 2 and 3 costs – derived from items identified where these are either not fully funded or will otherwise incur additional pressure as a result of the increased housing.</u></p>	
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			<p><del>Built-up Area Boundary must make a proportionate financial contribution to outstanding unfunded or not fully funded infrastructure.</del></p>	
		<p>3.45 To effect this proportionate and, as far as possible, equalised approach which is more specifically detailed within the accompanying Infrastructure Delivery Plan for Cranbrook it is important to recognise that costs for onsite infrastructure can be offset against commuted sum costs for offsite provision. Such offsetting as evidenced through the Cranbrook IDP would allow a fairer approach to be adopted whilst still ensuring delivery of infrastructure. This approach would also ensure that future windfall sites and those which are simply too small to realistically deliver on site infrastructure could also be legitimately expected to play their role in delivering the town and its infrastructure.</p>	<p>Insert additional text after paragraph 3.44</p> <p>3.45 <u>[ MM 41] In respect of the two new primary schools and while the expectation is for delivery by the developers, the final model is not fixed. To facilitate delivery the Local Education Authority have indicated that if necessary they are willing to directly deliver or coordinate the delivery of the school provision themselves. However this is only on the basis that costs are recouped in line with the amounts set out in the Cranbrook IDP, so that the expansion area hosting the school ultimately pays for that school. If this approach is used, legal agreements would need to be structured to ensure that the relevant obligations, which would typically comprise 25% of developer liability at 10% of dwelling completions, a further 25% at 25% completions and the final 50% at 50% completions, are captured.</u></p> <p>3.46 <del>[MM 42] To effect a this proportionate and, as far as possible, equalised approach which is more specifically detailed within the accompanying Infrastructure Delivery Plan for Cranbrook it is important to recognise that costs for onsite infrastructure can be offset against commuted sum costs for offsite provision. Such offsetting as evidenced through the Cranbrook IDP would allow a fairer approach to be adopted whilst still ensuring delivery of infrastructure. The category for each project of infrastructure which will be considered in equalisation is set out within the policy and based on this examples of the mechanics for equalisation are shown within the IDP. Importantly there are a few infrastructure/projects which are not considered appropriate or suitable for equalisation. While set out elsewhere within the Plan they are listed here for clarity:</del></p> <p><u>Bluehayes</u></p> <p><u>Road junctions and associated highway works</u></p> <p><u>Treasbeare</u></p> <p><u>Road junctions and associated highway works</u></p>	<p>MM41 – This change clarifies the revised expectations for school delivery and widens the delivery mechanism from that previously set out</p> <p>MM 42 – With the Policy setting out the costs that are proposed to be equalised, this supporting text clarifies which costs would not be equalised</p>

			<p><u>Noise mitigation measures required as a result of proximity to the airport</u> <u>5 pitch Gypsy and Traveller site</u></p> <p><u>Cobdens</u></p> <p><u>Road junctions and associated highway works</u> <u>10 pitch Gypsy and Traveller site</u></p> <p><u>Grange</u></p> <p><u>Road junctions and associated highway works</u></p>	
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**Policy CB7 – Phasing**

Main Modification Reference	Chapter/ Policy Reference	Original Text (where applicable)	Main modification	Reason for Modification
<p><b>MM 43 – MM 49</b></p>	<p><b>CB7 Phasing</b></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.</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>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"> <li>• 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</li> <li>• 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.</li> </ul>	<p><u>[ MM 43] 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 (or area that is identified through a parameters plan) as part of an outline or detailed planning application.</u></p> <p>***</p> <p><del>[MM 44] 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.</del></p> <p>***</p> <p><u>[MM 45] School land as required by Policies CB2 – CB4 (for Bluehayes, Treasbeare and Cobdens) shall be identified before planning permission is first granted for development in each of the three expansion areas. The land must be secured through appropriate legal agreements with access and step in rights included. Delivery can be made either through direct delivery by developers or by the Local Education Authority (LEA) / school provider (SP) where there is secured developer funding for that school.</u></p> <p><b><u>Delivery by Local Education Authority or School Provider</u></b></p> <p><u>If by the LEA/SP, the first site must be transferred with construction access available before construction by a developer commences on any dwelling in any of the four expansion areas. The second school site must be transferred with the same construction access arrangements before development commences on either</u></p>	<p><b>MM 43 –</b> Modification ties the area required to be subject to a phasing strategy back to that of the parameters plan (formerly Comprehensive Development Scheme), itself revised under the area allocation policies.</p> <p>MM 44 – omits the requirement in respect of the over head lines</p> <p>MM 45 – Replaces the phasing in respect of the school delivery with alternative options – bring enhanced flexibility to the policy and reflects government advice<sup>20 21</sup> on step in rights.</p>

<sup>20</sup> [Securing developer contributions for education \(publishing.service.gov.uk\)](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909908/Developer_Contributions_Guidance_update_Nov2019.pdf) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/909908/Developer\_Contributions\_Guidance\_update\_Nov2019.pdf

<sup>21</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/909909/Education\\_provision\\_in\\_garden\\_communities.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909909/Education_provision_in_garden_communities.pdf)

	<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> <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>	<ul style="list-style-type: none"> <li>• <u>750th dwelling, assessed across the <b>four</b> expansion areas if land for the 420 place primary school is transferred first or</u></li> <li>• <u>1500th dwelling assessed across the <b>four</b> expansion areas if land for the 630 place primary school is transferred first</u></li> </ul> <p><b><u>Direct Delivery by Developer</u></b></p> <p><u>If direct delivery is proposed for the first school this must be completed in accordance with an agreed school phasing programme which ensures that at least the first full phase is completed and handed over to the LEA/SP before the first occupation of the 30th dwelling when assessed across the <b>four</b> expansion areas.</u></p> <p><u>If direct delivery is proposed for the second school this must be completed and handed over to the LEA/SP before:</u></p> <ul style="list-style-type: none"> <li>• <u>The first occupation of the 1650th dwelling assessed across the <b>four</b> expansion areas if the 420 place primary school is delivered first; or</u></li> <li>• <u>The first occupation of the 2500th dwelling assessed across the <b>four</b> expansion areas if the 630 place primary school is delivered first.</u></li> </ul> <p><u>Once school land has been transferred or School delivery (if by direct delivery) has occurred in either the <b>Bluehayes</b> or <b>Treasbeare</b> expansion area the residual site within the other of these two areas can be released for alternative uses</u></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 <b>four</b> 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"> <li>• <u>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</u></li> <li>• <u>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</u></li> </ul>	
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			<p><del>[MM 46] Each phasing strategy must ensure that an overall co-ordinated approach to delivery is achieved across the Cranbrook Plan Area as a whole.</del></p> <p><del>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</del></p>	<p>MM 46 – omits the need for strategies to be seen in the context of each other and omits duplication. Agreement/approval of the strategies covered at the start of the policy.</p>
<p><b>Paragraph 3.48-3.53</b></p>	<p>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.</p> <p>***</p>	<p>Insert paragraph before para 3.48</p> <p><u>3.49 [MM 47] The phasing strategies required by this policy shall cover the appropriate infrastructure within each of the three categories identified in policy CB6. Subject to the appropriate and specific phasing of school development, this method of funding and infrastructure development, would allow individual housing parcels to come forwards in the most efficient manner.</u></p> <p>***</p> <p>Insert after paragraph 3.51</p> <p><u>3.52 [MM 48] Whilst alternative delivery models are recognised within both the Infrastructure Policy and expansion area policies, the key requirement remains that the host developer is responsible for the full funding of its identified school. However in the event that the Local Education Authority delivers the school and to reduce its exposure to receiving funds from just one developer, a bond or equivalent safeguarding mechanism may be required of that developer. This arrangement would allow the LEA to still access funds if there is a default by a developer on its obligation and helpfully allows different delivery models to be employed if necessary in each of the two expansion areas that will host a school. It also maintains the ability to equalise costs as set out within this policy.</u></p> <p><u>3.53 In terms of the “who goes first”, the Local Authority considers that unless there is a start on site by one of three expansion areas or lead developers then its preference would be to have the first school delivered in Cobdens followed by the second in Treasbeare. This comes from a recognition of the size and accessibility of the existing and emerging catchments despite the delivery timescales for the Grange area which is anticipated to have a later start on site than either Treasbeare or Bluehayes. However it would support delivery from either Treasbeare or Bluehayes first if one of these sites is ready to deliver ahead of</u></p>	<p>MM 47 – clarifies the expectations of the phasing strategies and the timing of development in different expansion areas in relation to each other</p> <p>MM 48 – Additional text added to explain and clarify the delivery mechanisms set out within the policy and to address the phasing/sequencing of school delivery is required.</p>	

			<p><u>Cobdens as currently anticipated within the housing trajectory. Where all three host areas have permission in place and in the event of developers “waiting” for each other, the Local Authority would consider using its step in rights to seek delivery of the schools, most likely, in this order. If both Treasbeare and Bluehayes are at a similar point ahead of reaching the relevant trigger for school/land delivery, then the expectation remains that the Treasbeare allocation should be the host for the 2FE school development..</u></p> <p>***</p> <p><u>3.53 [MM 49]</u> Set out in more detail in Policy CB15 and the associated supporting text, it is critical to the phasing of development that SANGS <u>must be delivered in a manner that ensures that developments meet the legal duty imposed by The Conservation of Habitats and Species Regulations 2017.</u> <del>is delivered in a timely fashion.</del> 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.</p>	<p>MM 49 – Clarifies and strengthens the need for and timing of SANGS delivery</p>
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**Glossary**

Main Modification Reference	Chapter/ Policy Reference	Original Text (where applicable)	Main modification	Reason for Modification
MM 86	Glossary	To be inserted before chapter 5 monitoring	<p><b><u>[MM 86] Glossary</u></b></p> <p><u>Within the policies set out within the Plan there are a number of key words used. These have specific meaning/interpretation and for clarity and to avoid repetition within the document, the meanings are set out below:</u></p> <p><b><u>Biodiversity net gain</u></b> – A 10% increase in biodiversity between pre and post construction stages of a development, when measured using the DEFRA 2.0 matrix (or other matrix that supercedes this matrix either in part of in full).</p> <p><b><u>Business</u></b> – any “Class E” use as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended). For clarity this encompasses any business, commercial or service related use which is appropriate within a residential environment excluding restaurants and hot food takeaway which are considered sui generis.</p> <p><b><u>Constituent Developers</u></b> – All developers and land owners who control land in the relevant expansion area but where none individually control enough of the allocation to take on the role of the Lead Developer.</p> <p><b><u>Employment</u></b> – any use or development which facilitates the undertaking of trade, service or related commercial activity.</p> <p><b><u>Excess housing numbers</u></b> – are those in addition to the housing numbers expected to be delivered in a particular sub parcel.</p> <p><b><u>Four expansion areas</u></b> – references the expansion areas set out within this policy document and identified through Policies CB2 – CB5 (inclusive) – namely Bluehayes, Treasbare Cobdens and Grange.</p> <p><b><u>Ground floor adaptability</u></b> – Ground floor units exhibiting features such as a higher floor to ceiling height, the capability of separate ground and first floor accesses, fire and sound proofing between floors and the construction of ground floor frontages with the structural integrity to allow</p>	MM 86 – The introduction of a glossary allows key term referenced within the plan to be defined

			<p><u>for the insertion of a retail or commercial frontage/inclusion of a ground floor road fronting window. The inclusion of these features allows for maximum flexibility with respect to future use. Detailed applications should evidence how these features will be incorporated into any residential development within the area assigned for mixed use</u></p> <p><b><u>Lead Developer</u></b> – A developer who controls at least 80% of a particular expansion area. Where such a developer exists, requirements in relation to parameter plans only relate to that developer’s area of control. However as a consequence of the relaxation for this scenario, that developer is expected to accommodate all the prescribed uses and requirements for the relevant expansion. Resulting infrastructure cost/ burden to then be equalised through Policy CB6.</p> <p><b><u>Meanwhile uses</u></b> – 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’ businesses, spaces for community use or as 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</p> <p><b><u>Parameters Plan</u></b> – A comprehensive plan either prepared jointly by all constituent developers or lead developer that sets a framework for development within the expansion area and includes key routes that are necessary for connectivity and legibility; areas for blue and green infrastructure and where these are capable of enhancement (this should also be reflected through the LBDS required under Policy CB27) and locations for all of the uses, requirements and infrastructure set out within the relevant allocation policy.</p> <p>*** —</p>	
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