

# The Cranbrook Plan

2013-2031

## **Schedule of proposed modifications to the Cranbrook Plan Policies Map**

Date – November 2021

Rev. 2

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**Policies Map**

(Referenced with separate schedule as these do not form part of the “Main Mods” schedule and are included for reference only)

Main Modification Reference	Original Chapter/ Policy Reference	New Chapter/ Policy Reference	Policies Map modifications	Reason for modification
	Policies Map	General	<p><b>PM 1</b> – Add existing primary road names.</p> <p><b>PM 2</b> – update flood zone maps onto the Policies Map</p> <p><b>PM 3</b> – Employment and Neighbourhood areas to be shown in a less prescriptive manner</p> <p><b>PM 4</b>– Delete ‘Non-specific use allocations’ washover from the policies map.</p> <p><b>PM 5</b> – Rationalise boundaries shown on the map to recognise the following:</p> <ul style="list-style-type: none"> <li>• Cranbrook Plan Area – retain as currently drawn)</li> <li>• Expansion area boundary &amp;</li> <li>• Allocation Area Boundary – amalgamate to identify a boundary for each of the four separate areas within which specific uses and development are allocated (in accordance with CB2-5 inc.)</li> <li>• Built Up Area Boundary – retain subject to specific changes identified in the following MMs.</li> </ul>	<p><b>PM 1</b> – To aid clarity and navigation when using the Policies Map.</p> <p><b>PM 2</b> – To update the Map and ensure that this reflects the latest flood zones identified by the Environment Agency</p> <p><b>PM 3</b> – to assist with deliverability and allow some flexibility over final layout while maintaining control over delivery in general area</p> <p><b>PM 4</b> – With the removal of the identification of land for education and the degree of prescriptive for the mixed use and neighbourhood centre areas, this is superfluous.</p> <p><b>PM 5</b> – To simply the Policies map and to ensure consistency of approach between this map and the Policies of the plan</p>

	<b>Bluehayes</b>	<b>PM 6</b> – Amend built up area boundary in Bluehayes Expansion Area to include land in north western corner (north of the Cranbrook BUAB)	<b>PM 6</b> – Land had been excluded as this is indicated as being for drainage purposes in the Masterplan. However the applicants for the current Bluehayes outline planning application have done additional site specific drainage work and propose a differing approach to drainage than that shown in the masterplan. The addition of this land to within the BUAB will allow for this change in approach.
	<b>Treasbeare</b>	<b>PM 7</b> – Safeguarded SANGS land in Treasbeare to be extended closer to the eastern edge of the sports pitches  <b>PM 8</b> – BUAB for Treasbeare to include safeguarded energy centre land to the south which subject to need could be released for employment development. Safeguarded land to the west should continue to be excluded due to the high risk flood area. Also BUAB to the east to follow contours rather than “saw tooth” boundary.	<b>PM 7</b> – It is recognised that the quality of the land within the area of land to have a revised designation is suitable to be considered as SANGS provided an appropriate boundary treatment is provided to the east of the sports pitches  <b>PM 8</b> – To recognise an update to the policy approach for this area which allows it to be used for employment development if it has been evidenced as no longer being required for energy uses and to ensure that the eastern boundary better reflects the landscape evidence.
	<b>Cobdens</b>	<b>PM 9</b> – Remove identification of specific land for education from the Cobdens Expansion allocation.  <b>PM 10</b> – BUAB for Cobdens to exclude proposed football pitch (SW corner) and include small area of additional land in the north	<b>PM 9</b> – This allows greater flexibility in the location for the siting of education provision.  <b>PM 10</b> – To ensure consistency in approach between existing pitches provided as well as proposed pitches in Treasbeare. Also to provide compensatory development land for the areas lost to increase flood zone coverage
	<b>Grange</b>	<b>PM 11</b> – Policies map be amended to show both areas of woodland that form Percy Wakley Wood as being identified as suitable/safeguarded for SANGS.	<b>PM 11</b> – To reflect Woodland Trust’s position that in principle they could consider the woodlands to be enhanced and be considered as SANGS.