



The Cranbrook Plan

2013-2031

Land budget -

**Supporting Notes for the Masterplan and
Viability appraisal**

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Introduction

- 1.1 Supporting the viability work that underpins the Cranbrook Plan are a range of evidential documents as well as value judgements and decisions on particular approaches that have been employed. The land budget forms a critical component of the viability work that itself underpins the Cranbrook Plan, the policy requirements set out within the Plan and the Infrastructure Delivery expectations that subsequently arise. Its initial preparation was undertaken across 2018/19 and as a result various extracts have previously been published both in the original viability assessment that accompanied the plan but also its supporting Masterplan. These were presented to the plan's examination as evidence documents [Cran 063](#)¹, [Cran 064](#)² and [Cran 052](#)³ respectively.
- 1.2 During the Cranbrook Plan examination and in respect of viability, it was apparent that the participating parties had a range of views. To see if it was possible to streamline these and identify areas of common agreement as well as recognising residual areas of disagreement, a Scott schedule was produced with input from all who were raising viability as a key concern and had previously expressed a wish to be present at the relevant hearing session. The Scott schedule was submitted to the examination as document number [PSD8](#)⁴ – statement of common ground.
- 1.3 The schedule identified 8 key themes which remained in dispute – one of which was the gross land area – more particularly highlighting at line 2 of the schedule that parties present believed that the total land take for the Town's expansion should be in the order of 270ha while the previous viability work had only costed 227ha.
- 1.4 In reviewing the schedule the Council accepted that there was an issue with the original land budget. It therefore indicated a need to revisit the land budget and the resulting viability appraisal in order that it can present an accurate, robust and clear assessment of the costs associated with the Cranbrook expansion.
- 1.5 This short document sets out the revised land budget (known as the 2020 budget), updating the table included at Chapter 5 of the Masterplan document and the land allocation totals which are included within the allocations policy of the Plan. Importantly it also addresses and explains, the way in which development potential (and associated land take) has been calculated.

¹ <https://eastdevon.gov.uk/media/2760827/east-devon-cil-review-and-cranbrook-viability-report.pdf>

² <https://eastdevon.gov.uk/media/2760830/east-devon-cil-review-and-cranbrook-viability-annexes.pdf>

³ <https://eastdevon.gov.uk/media/2780127/cranbrook-masterplan-2019.pdf>

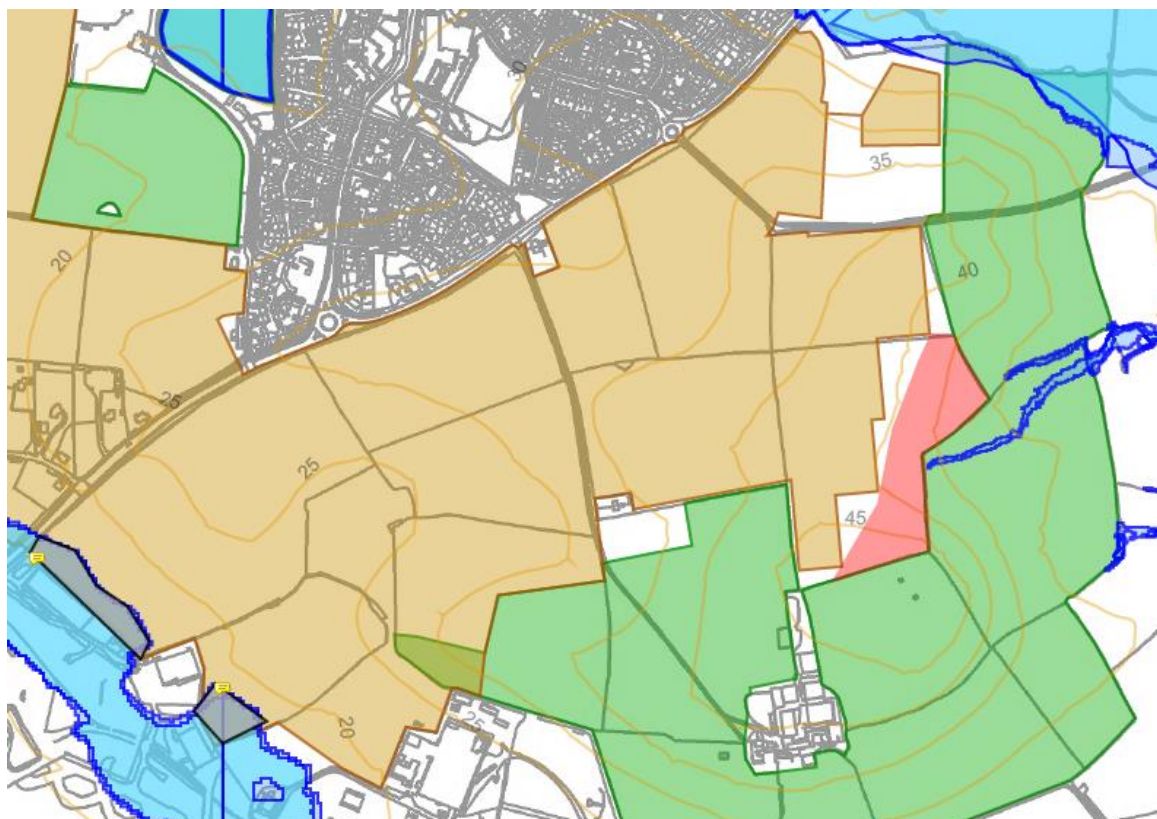
⁴ <https://eastdevon.gov.uk/media/3719828/psd8-viability-statement-of-common-ground.pdf>

Strategy

- 1.6 In developing the revised 2020 land budget, regard has been given to the published masterplan basing all calculations upon this existing evidence base with the exception of one change (set out below). As an evidence document for the Cranbrook Plan, the masterplan continues to demonstrate how the quantum of development and required infrastructure can be laid out in a structured and organised manner but also that it fundamentally fits within the land take identified. While not attempting to set out the only way in which development should be brought forward, it provides a robust and structured way in which it could be laid out.

Update

- 1.7 The change referenced above recognises the south eastern boundary between the sports pitches and safeguarded SANGS. Previously there was a considerable buffer between the two uses recognising that the SANGS boundary would follow that of existing hedgerow. However with careful landscaping, it is considered that there is no reason why this land can't be used for SANGS purposes recognising that it would be adjacent to otherwise open space which would be largely free from urban clutter and built forms. This switch (comprising 2.8ha) increases the land available for SANGS purposes but does not affect the SANGS requirement. The area affected is shown coloured pink on the extract below.



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Figure 1 - Treasbeare allocation (including Sports pitches) with alteration including additional safeguarded SANGS land shown in pink

Assumptions and definitions

- 1.8 It is important that the key assumptions used in the budget's preparation are clearly set out to ensure a transparent and rigorous approach to the evidence that has been collated.
- 1.9 One area in which there was previously a lack of clarity in the presentation of the land budget was that surrounding the developable area assessment and in particular the ability to split the land budget between net and residual areas. In order to address this the following definitions of net, residual and therefore gross developable areas have been used. Importantly residual areas are all those which are needed to support the development. This is based on an adapted version of the Harman guide definition set out in appendix B to that document, which recognises the difference as being between income generating land and that needed to support the development. Components used for the land budget in this instance are categorised in the following diagram.

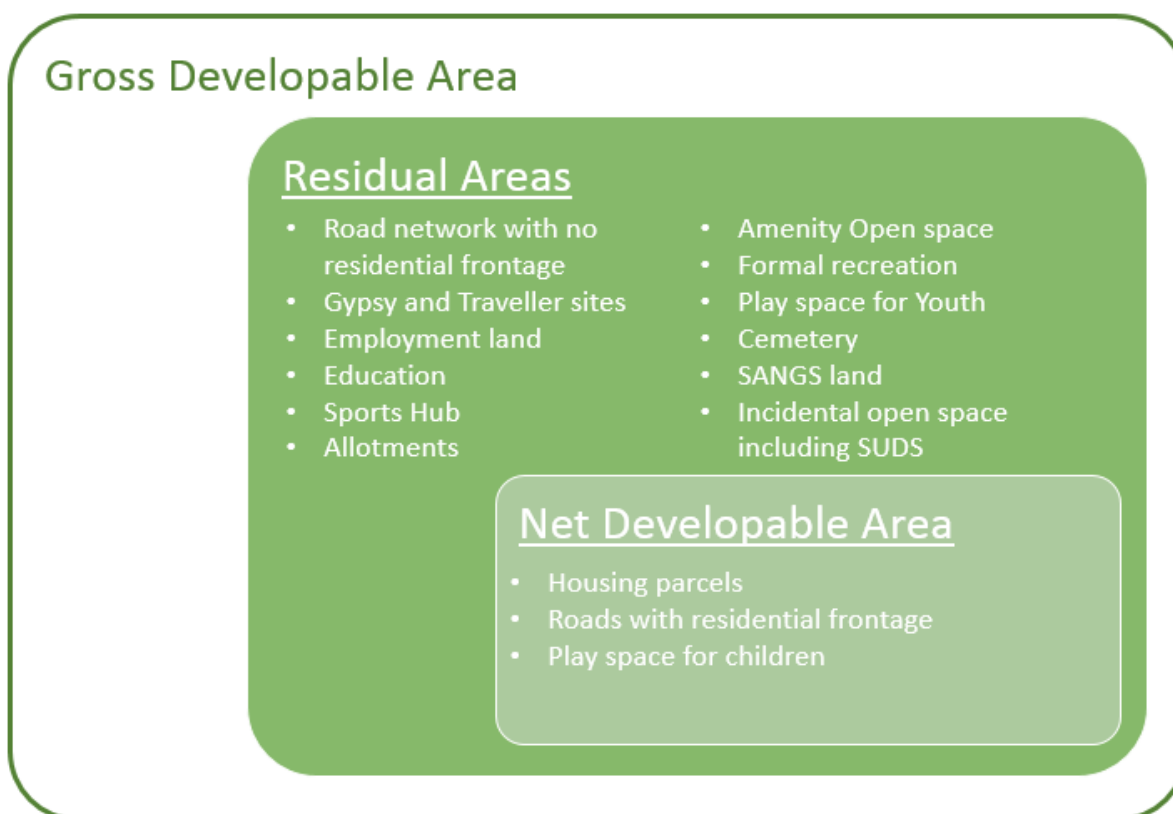
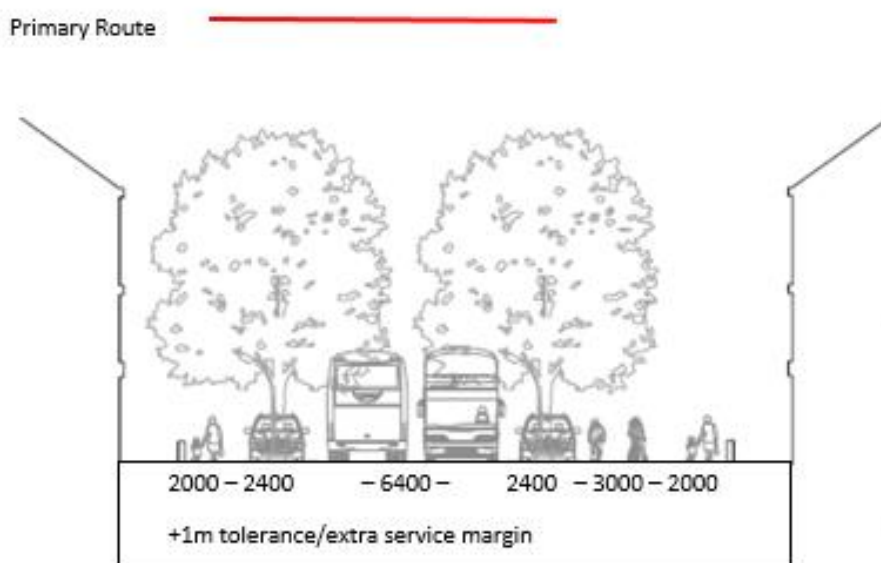


Figure 2 – Diagram setting out components of net and residual areas for the land budget

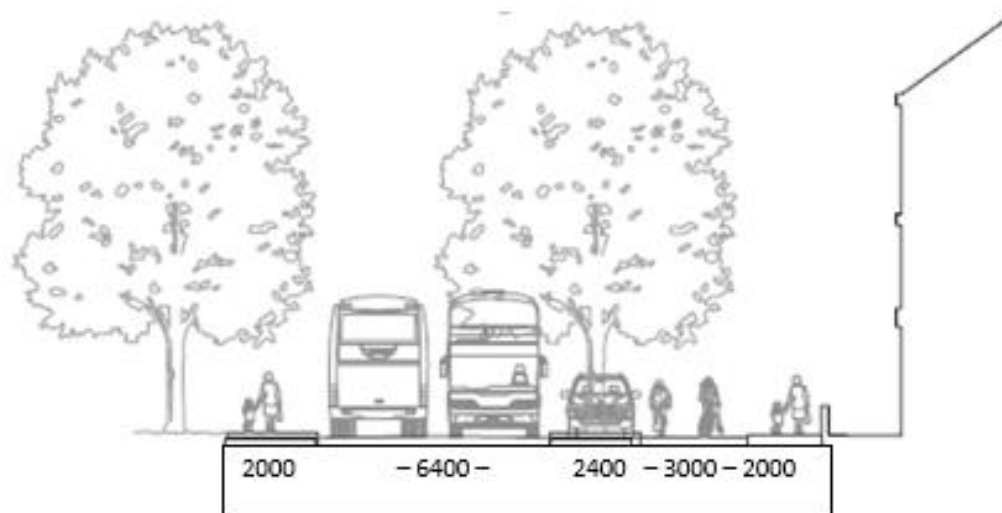
Methodology for land budget calculations and summary

- 1.10 With the masterplan still forming a robust evidence document that supports the Cranbrook Plan, all measurements used within the budget have been based on the layout shown within that document. However when the original land budget was prepared, it was based on development zones within each expansion area. Varying densities as depicted within Chapter 6 of the masterplan were then ascribed to each of the zones based on their landscape sensitivity and relationship to neighbourhood/mixed use centres. This enabled an expected total quantum of housing to be identified for each expansion area and therefore the Plan as a whole.
- 1.11 However this method has the complication of deciding which roads go with which parcel, how these are split consistently between parcels and whether the primary roads identified should be treated separately.
- 1.12 For greater clarity, this method has been slightly amended in this exercise, with each housing parcel being considered separately leaving all roads to be treated as a separate entry. For the purposes of calculating net and gross land areas however, and in recognising the split set out in Figure 2 above, which itself is derived from the Harman guide, the total area for the road network has been divided between that having residential frontage and that having none. This is considered a clear definition and allows area totals to be appropriately split between either the net developable or residual land area categories more particularly shown in appendix 2.
- 1.13 In respect of roads, areas ascribed have been calculated on the basis road length for each of 4 different typologies – those comprising typical road layouts that could be expected to be found around the expanded town and which are set out in the following diagrams:

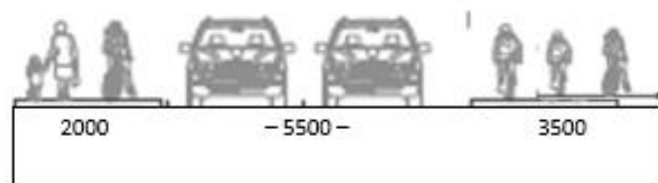
Figure 3 – Typical Road widths used in Cranbrook Land budget



Secondary Route —————



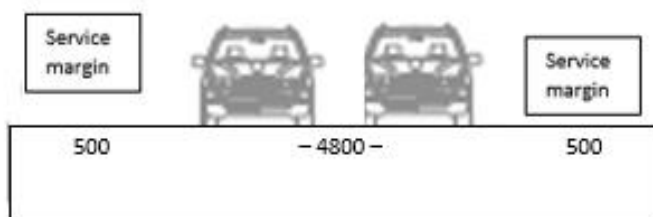
Tertiary Routes 1 —————



Tertiary Route 2 —————



Tertiary Route 3 —————



- 1.14 In addition and as previously required, quantities for the open space typologies necessary for this development have been identified, having regard to the urban standards set out in Strategy 43 of the adopted East Devon Local Plan. Residual space has also been identified, recognising that to bring a development forward and even with the most efficient layout, there will undoubtedly be areas of land that are still required to be bought by the developer but which would not otherwise be appropriate or necessary for either development, specific open space typologies or SUDS provision etc. This method has been employed to ensure that all land within the specifically identified allocations and which is realistically required is accounted for.
- 1.15 By publicly setting out the specific housing parcel sizes (excluding roads) and the anticipated carrying capacity for these (which remains based on the original housing numbers/density ascribed), this helps to underpin the equalisation calculation which is embedded in Policy CB6 (including its proposed modifications). In particular it brings greater clarity to the situation (should this arise) where a developer seeks to secure additional housing over and above that which is expected by policy. In this scenario the additional housing should make contributions over and above the equalised sums. Parcel plans referenced here are set out in an appendix to this document but also included within the updated IDP to ensure that all relevant information necessary for an equalisation calculation is available in a single document.

Appendix 1 – Updated Masterplan Land Budget

(Replacing land budget table in Chapter 5 of the Cranbrook Masterplan – February 2019)

Description	Area (ha)				
	Bluehayes	Treasbeare	Cobdens	Grange	Total
Residential	16.66	16.51	27.44	14.40	75.01
Mixed use areas (incl N'hood centre, residential , employment and retail)	0.73	1.22	0.95	0.89	3.78
Roads	7.87	7.95	12.45	4.77	33.04
Gypsy and Traveller sites		1.09	1.04		2.13
B class employment		4.93			4.93
Education		2.00	4.25		6.25
Sports provision		9.36	0.60		9.96
Allotments	0.56	0.54	0.88	0.47	2.45
Open Space	8.38	17.09	22.78	9.01	57.26
Energy Centre (safeguarded) land/Additional Employment		3.63			3.63
Cemetery			1.00		1.00
Totals	34.20	64.31	71.38	29.54	199.43
Required SANGS	18.03	17.19	28.02	15.04	78.27
Total	52.23	81.50	99.40	44.58	277.70

Appendix 2 – Detailed land budget summary

	Bluehayes			Treasbeare			Cobdens			Grange						
Land Areas (ha)	Original	Revised Feb 20'		Original	Revised Feb 20'		Original	Revised Feb 20'		Original	Revised Feb 20'		Original	Revised Feb 20'		
		Developable Area - Net	Residual Area		Developable Area - Net	Residual Area		Developable Area - Net	Residual Area		Developable Area - Net	Residual Area		Developable Area - Net	Residual Area	Developable Area - Gross
Residential (excluding Mixed use areas)	23.01			21.29			36.40			18.42			99.12			
Residential (excluding Mixed Use and Roads)		16.66			16.51			27.44			14.40			75.01		
Mixed Use land (incl land for housing)	0.91			1.33			1.20	0.00		1.14			4.58			
Mixed Used Land (excluding roads)		0.73			1.22			0.95			0.89			3.78		
Road Network area with residential frontage		7.60			6.14			11.24			4.77			29.75		
Road network with no residential frontage			0.27			1.81			1.21						3.29	
Gypsy and Traveller Site				1.06		1.09	2.50		1.04				3.56		2.13	
B Class employment				4.93		4.93							4.93		4.93	
Education				2.00		2.00	4.25		4.25				6.25		6.25	
Sports Hub				10.90		9.36	0.50		0.60				11.40		9.96	
Allotments	0.57			0.54		0.54	0.88		0.88	0.46		0.47	2.45		2.45	
Amenity Open Space	0.80		0.00	0.75		0.75	1.23		1.23	0.65		0.66	3.43		2.64	
Formal Recreation	2.30		0.00	2.15		2.15	3.50		3.50	1.85		1.88	9.80		7.53	
Play Space (children)	0.11	0.11		0.11	0.11		0.18	0.18		0.09	0.09		0.49	0.49		
Play Space (Youth)	0.11		0.11	0.11		0.11	0.18		0.18	0.09		0.09	0.49		0.49	
Cemetery Land						0.00	1.00		1.00				1.00		1.00	
SANGS	18.37		18.03	17.19		17.19	28.02		28.02	14.82		15.04	78.40		78.27	
Energy Centre expansion				2.06		3.63			0.00				2.06		3.63	
Incidental Open space included for SUDS and ecology			5.84			7.71			11.73			5.04			30.31	
Other - including Flood zones			2.32			6.27			5.97			1.25			15.80	
TOTAL	46.18	25.10	27.13	64.42	23.97	57.53	79.84	39.80	59.60	37.52	20.15	24.42	227.96	109.03	168.68	277.70
Safeguarded Land:																
Station Land									1.98						1.98	

Appendix 3 – Expansion Areas’ Detailed Land Budget and supporting parcel plans

Bluehayes - Detailed land budget

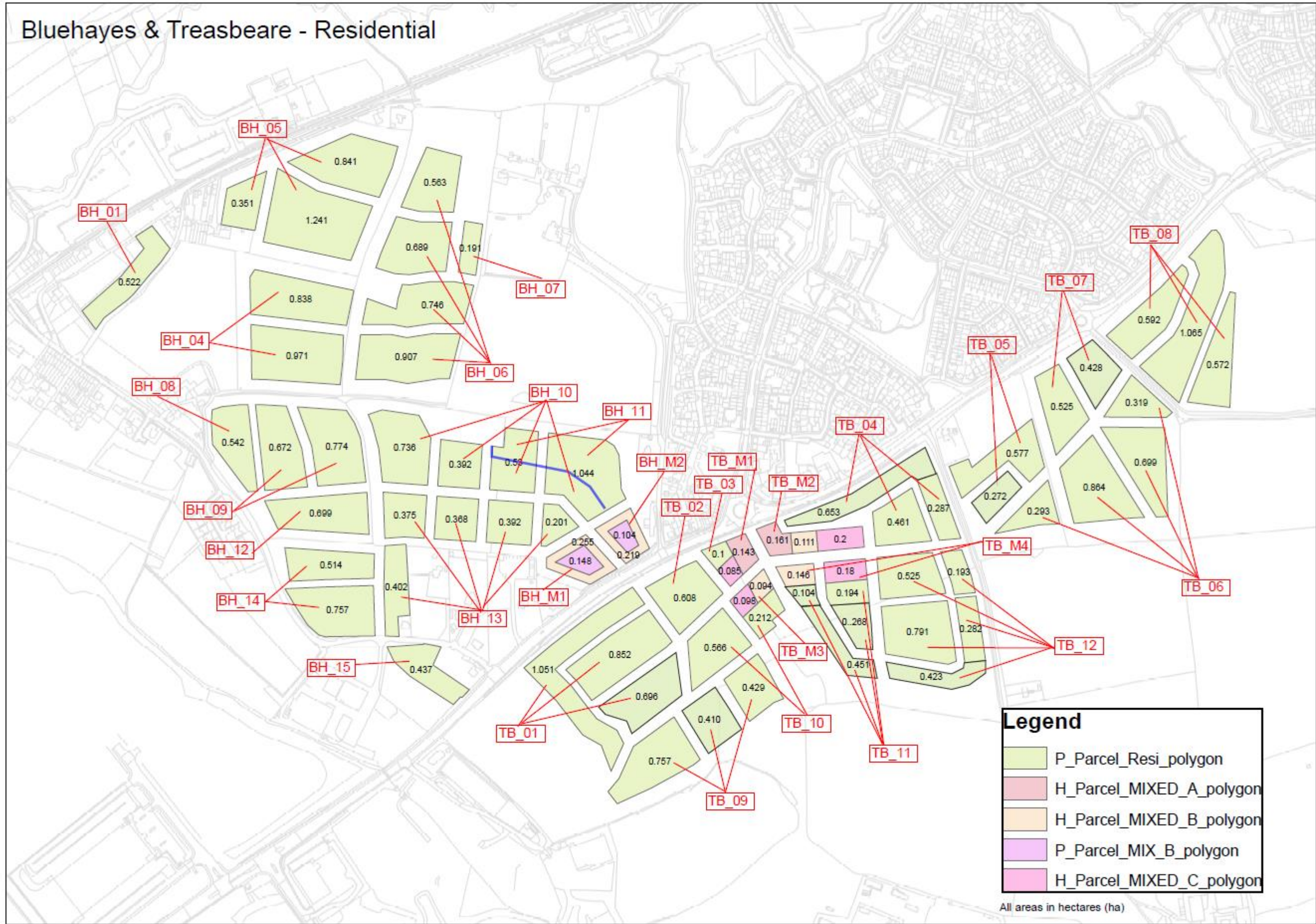
		Area (ha)			Capacity		
	Zone reference	original	<u>Revised February 2020</u>		Density (dph)	Original (dwellings)	Revised (dwellings)
Residential			Sub parcel	Sub Parcel total			
	BH_01	0.66	0.52	0.52	30.00	19.80	19.80
	BH_02						
	BH_03						
	BH_04	2.44	0.84	1.81	40.00	97.76	97.76
			0.97				
	BH_05	3.48	0.35	2.43	40.00	139.20	139.20
			1.24				
			0.84				
	BH_06	3.94	0.56	2.90	40.00	157.76	157.76
			0.69				
			0.75				
			0.91				
	BH_07	0.38	0.19	0.19	30.00	11.28	11.28
	BH_08	0.83	0.54	0.54	30.00	24.75	24.75
	BH_09	1.82	0.67	1.45	40.00	72.96	72.96
			0.77				
	BH_10	2.09	0.74	1.90	47.00	98.04	98.04
			0.39				
			0.27				
			0.50				
	BH_11	1.51	0.27	0.77	40.00	60.20	60.20
			0.50				
	BH_12	0.86	0.70	0.70	40.00	34.20	34.20
	BH_13	2.29	0.38	1.74	47.00	107.54	107.54
			0.37				
			0.39				
			0.20				
			0.40				
	BH_14	1.56	0.51	1.27	40.00	62.24	62.24
			0.76				
	BH_15	0.44	0.44	0.44	30.00	13.11	13.11
	BH_M1	0.55	0.15	0.40		37.00	37.00
			0.26				
	BH_M2	0.37	0.22	0.32		23.00	23.00
			0.10				
	Total	23.19	17.39	17.39		958.84	958.84

<u>Additional Information</u>			(ha)
Total allocation area (Gross development area excl SANGS)			34.20
Incl:	Total developed area (excl. roads)		17.39
	Road Network area with housing		7.60
	Road net'k with no housing frontage		0.27
	Total Residual Green Space		8.94
	NB: Total in Flood zone 2 or 3		0.70
Green Space needs to include the following typologies as a minimum:		Ratio (ha/1000 popn)	Area (ha)
	Allotments	0.25	0.56
	Amenity Open Space *	0.35	0.00
	Formal Recreation *	1.00	0.00
	Play Space (children)	0.05	0.11
	Play Space (Youth)	0.05	0.11
	Total:		<u>0.79</u>
Residual Green Space:			
	Incidental Open space included for SUDS and ecology		5.84
	Other - including Flood zones		2.32
SANGS Available			
	Bluehayes Pk		5.43
	Attenuation Field		3.52
	Elbury Meadows		9.43
	Total		<u>18.38</u>
SANGS required		8.00	18.03
<u>Summary</u>			
	Total developed area	ha	26.29
	Average density across developed area	dph	36.47
Total Land take Required			
	Site Area	ha	34.20
	SANGS	ha	18.03
Total	ha		52.23
* typology not required in Bluehayes because of the quality and nature of Bluehayes Park			

Treasbeare – Detailed Land Budget

		Area (ha)			Capacity		
	Zone reference	original	Revised February 2020		Density (dph)	Original (dwellings)	Revised (dwellings)
Residential	TB_01	3.18	Sub parcel	Sub Parcel total	40.00	127.04	127.04
			1.05	2.60			
			0.85				
			0.70				
	TB_02	0.81	0.61	0.61	47.00	38.12	38.12
	TB_03	0.13	0.10	0.10	47.00	5.97	5.97
	TB_04	1.75	0.65	1.40	40.00	69.92	69.92
			0.46				
			0.29				
	TB_05	1.06	0.58	0.85	40.00	42.28	42.28
			0.27				
	TB_06	3.05	0.29	2.18	40.00	122.00	122.00
			0.86				
			0.70				
	TB_07	1.28	0.32		40.00	51.28	51.28
			0.53	0.95			
			0.43				
	TB_08	3.02	0.59	2.23	30.00	90.45	90.45
			1.07				
			0.57				
	TB_09	1.89	0.76	1.60	40.00	75.76	75.76
			0.41				
			0.43				
	TB_10	0.93	0.57	0.78	47.00	43.90	43.90
			0.21				
			0.10	1.01	47.00	64.95	64.95
	TB_11	1.38	0.19				
			0.45				
			0.27				
	TB_12	2.81	0.53	2.21	40.00	112.52	112.52
			0.19				
			0.28				
			0.79				
			0.42				
			0.09				
	TB_M1	0.25	0.09	0.23		13.00	13.00
			0.14				
			0.16	0.47		25.00	25.00
	TB_M2	0.47	0.11				
			0.20				
			0.10	0.19		11.00	11.00
	TB_M3	0.21	0.09				
			0.15	0.33			
			0.18				
	TB_M4	0.39	0.15	0.33		21.00	21.00
	Total	22.62	17.72	17.72		914.19	914.19

Additional Information			(ha)
Total allocation area (Gross development area excl SANGS)			60.66
Incl:	Total developed area (excl. roads)		17.72
	Road Network area with housing		6.14
	Road net'k with no housing frontage		1.81
	Education land		2.00
	Employment		4.93
	Gypsy and Traveller		1.09
	Sports Pitch Land		9.34
	Total Residual Green Space		17.63
	NB: Total in Flood zone 2 or 3 *		0.48
Green Space needs to include the following typologies as a minimum:		Ratio (ha/1000 popn)	Area (ha)
	Allotments	0.25	0.54
	Amenity Open Space	0.35	0.75
	Formal recreation	1.00	2.15
	Play Space (children)	0.05	0.11
	Play Space (Youth)	0.05	0.11
	Total:		3.65
Residual Green Space:			
	Incidental Open space included for SUDS and ecology		7.71
	Other - including Flood zones		6.27
SANGS Available			
	Treasbeare Farmland		48.95
SANGS required		8.00	17.19
Energy (safeguarded) Land**			
	north eastern parcel		1.18
	southern parcel		2.45
	Total available		3.63
Summary			
	Total developed area (for resi and roads)		26.74
	Average density across developed area		34.19
Total Land take Required			
	Site Area	ha	60.66
	SANGS	ha	17.19
	Total	ha	77.85
*Excluding land that is otherwise safeguarded for energy use			
** When released available for additional employment uses			



Cobdens – Detailed Land Budget

	Zone reference	Area (ha)			Capacity		
		original	Revised February 2020		Density (dph)	Original (dwellings)	Revised (dwellings)
Residential	CB_01	2.07	Sub parcel	Sub Parcel total	30.00	61.98	61.98
			0.82	1.63			
			0.81				
	CB_02	1.00	0.75	0.75	40.00	40.16	40.16
			0.37	1.50			
	CB_03	2.03	0.35		30.00	60.90	60.90
			0.41				
			0.37				
	CB_04	1.04	0.83	0.83	40.00	41.60	41.60
			0.46	0.46			
	CB_05	0.50	0.46	0.46	40.00	19.92	19.92
			0.71	1.09			
	CB_06	1.31	0.71	1.09	40.00	52.24	52.24
			0.37				
	CB_07	1.82	1.34	1.34	40.00	72.72	72.72
			1.46	2.12	40.00	125.44	125.44
	CB_08	3.14	0.66				
			0.52	1.09	30.00	48.78	48.78
			0.57				
	CB_10	3.02	1.07	2.09	40.00	120.84	120.84
			0.33				
			0.69				
	CB_11	2.70	1.37	1.98	40.00	107.80	107.80
			0.61				
	CB_12	0.58	0.53	0.53	40.00	23.08	23.08
			0.50	0.86	40.00	48.12	48.12
	CB_13	1.20	0.50	0.86			
			0.36				
	CB_14	5.18	1.16	3.76	40.00	207.04	207.04
			0.58				

Additional Information			(ha)	
Total allocation area (Gross development area excl SANGS)			71.38	
Incl:	Total developed area (excl. roads)		28.39	
	Road Network area with housing		11.24	
	Road net'k with no housing frontage		1.21	
	Education land		4.25	
	Employment		0.00	
	Gypsy and Traveller		1.04	
	Sports Pitch Land		0.60	
	Total Residual Green Space		24.65	
	NB: Total in Flood zone 2 or 3		10.53	
Green Space needs to include the following typologies as a minimum:		Ratio (ha/1000 popn)	Area (ha)	
	Allotments		0.25	0.88
	Amenity Open Space		0.35	1.23
	Formal Recreation		1.00	3.50
	Play Space (children)		0.05	0.18
	Play Space (Youth)		0.05	0.18
	Cemetery Land			1.00
	Total:			6.96
	Residual Green Space:			
	Incidental Open space included for SUDS and ecology		11.73	
	Other - including Flood zones		5.97	
SANGS Available				
	Area 1 (East)		23.59	
	Area 2 (North west)		15.14	
SANGS required		8.00	28.02	

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	Zone reference	original	Revised February 2020		Density (dph)	Original (dwellings)	Revised (dwellings)
Residential	CB_14 (contd)		Sub parcel	Sub Parcel total			
			0.23				
			1.17				
			0.62				
	CB_15	0.73	0.26	0.61	47.00	34.26	34.26
			0.19				
			0.17				
	CB_16	0.40	0.40	0.40	47.00	18.75	18.75
	CB_17	2.21	1.71	1.71	40.00	88.20	88.20
	CB_18	0.60	0.42	0.42	47.00	27.97	27.97
	CB_19	1.41	1.25	1.25	47.00	66.46	66.46
	CB_20	2.17	0.86	1.68	40.00	86.72	86.72
	CB_21		0.81				
		1.69	0.20	1.34	40.00	67.64	67.64
			0.48				
			0.66				
	CB_M1	0.62	0.14	0.52		36.00	36.00
			0.09				
			0.13				
			0.10				
	CB_M2		0.06				
		0.57	0.10	0.43		34.00	34.00
			0.15				
			0.11				
			0.08				
	Total	37.59	28.39	28.39		1490.62	1490.62

Additional Information (ha)		
Station (safeguarded) Land		
	north eastern parcel	1.98
	Total available	1.98
Summary		
	Total developed area (for resi and roads)	42.86
	Average density across developed area	34.78
Total Land take Required		
	Site Area	ha 71.38
	SANGS	ha 28.02
	Total	ha 99.40

Grange – Detailed Land Budget

	Zone reference	Area (ha)			Capacity		
		original	Revised February 2020		Density (dph)	Original (dwellings)	Revised (dwellings)
Residential	GR_01 GR_02 GR_03 GR_04 GR_05 GR_06 GR_07 GR_08 GR_09 GR_10 GR_11 GR_12 GR_13 GR_14 GR_15 GR_16 GR_17 GR_18 GR_M1 GR_M2 Total		Sub parcel	Sub Parcel total			
		0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00
		1.60	0.53	1.41	40.00	64.00	64.00
			0.88				
		2.23	1.12	1.89	40.00	89.20	89.20
			0.77				
		0.83	0.50	0.50	30.00	24.84	24.84
		0.68	0.57	0.57	47.00	31.96	31.96
		0.41	0.33	0.33	40.00	16.28	16.28
		0.74	0.57	0.57	47.00	34.78	34.78
		5.59	0.97	3.99	40.00	223.60	223.60
			0.95				
			2.06				
		1.22	0.89	0.89	40.00	48.80	48.80
		1.84	0.68	1.24	40.00	73.60	73.60
			0.56				
		0.50	0.39	0.39	40.00	20.00	20.00
		0.11	0.10	0.10	30.00	3.30	3.30
		0.17	0.15	0.15	30.00	5.10	5.10
		0.18	0.15	0.15	30.00	5.40	5.40
		0.55	0.45	0.45	30.00	16.50	16.50
		2.31	0.66	1.80	40.00	92.40	92.40
			1.13				
		0.58	0.32	0.45	0.00	25.00	25.00
			0.13				
		0.56	0.20	0.44	0.00	25.00	25.00
			0.25				
		20.10	15.29	15.29	0.00	799.76	799.76

Additional Information (ha)			
Total allocation area (Gross development area excl SANGS)			29.54
Incl:	Total developed area (excl. roads)		15.29
	Road Network area with housing		4.77
	Road net'k with no housing frontage		0.00
	Total Residual Green Space		9.48
	NB: Total in Flood zone 2 or 3		2.01
Green Space needs to include the following typologies as a minimum:		Ratio (ha/1000 popn)	Area (ha)
	Allotments	0.25	0.47
	Amenity Open Space	0.35	0.66
	Formal recreation	1.00	1.88
	Play Space (children)	0.05	0.09
	Play Space (Youth)	0.05	0.09
	Total:		3.20
	Residual Green Space:		
	Incidental Open space included for SUDS and ecology		5.84
	Other - including Flood zones		2.32
SANGS Available			
	Land to the south		21.97
	Total		21.97
SANGS required		8.00	15.04
Summary			
	Total developed area	ha	22.45
	Average density across developed area	dph	35.62
Total Land take Required			
	Site Area	ha	29.54
	SANGS	ha	15.04
Total		ha	44.58

Parcel Plan for Cobdens and Grange

