

East Devon Local Plan - Schedule of Local Plan Land Allocations – April 2015

The table below identifies all sites that were allocated for development in the draft of the Local Plan, as subjected to oral hearing sessions in February and March 2014 and/or that are subject to proposed changes by the Council in April 2015, for:

1. Residential Use;
2. Employment Use
3. Mixed Use (typically including for one, other or both of the above and other uses).

The table notes any current planning applications for sites or recent permissions granted and also provides commentary on sites, including where recent development has occurred or is expected. The purple highlighted rows in the table identify sites where there is a policy change from the draft presented to oral hearing sessions at February/March 2014 to the new draft of April 2015, and it shows, therefore

- Proposed new allocations.
- Proposed deleted allocations.
- Allocations otherwise proposed to be changed.

It should be noted that site survey work that has been undertaken in preparation of this table, in April 2015, has resulted in a limited number of cases where minor plan amendments could be appropriate to update references to reflect current circumstances. These are noted in the schedule.

The sites listed in the table below should be cross-referenced to the Local Plan Proposals Map – Pre-Submission Consultation draft 2012 and specifically the West End and the town inset maps that form part of the Proposals Map, these can be viewed at:

<http://eastdevon.gov.uk/planning/planning-policy/emerging-plans-and-policies/the-new-local-plan/publication-and-submission-of-the-local-plan/plan-publication/>

The above maps should also be read alongside the proposed changes to the plan text, see:

<http://eastdevon.gov.uk/media/1035794/local-plan-tracked-changes-consultation-apr-2015.pdf>

In the proposed changes we show maps of significant policy boundary changes – but we do not show cases where allocations are proposed for deletion on account of recent permissions being granted or where site are now actually developed or being developed.

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Site No	Site Name	Location	Policy	Use	Current Planning Permissions/Applications	Allocation Change From 2014 to 2015	Commentary
W144B	Cranbrook Western Extension	Cranbrook	Strategy 12	Mixed Use	The site is subject to a current planning application (15/0045/MOUT) – not yet determined.	None	
W144C	Cranbrook Eastern Extension	Cranbrook	Strategy 12	Mixed Use	The site is subject to a current planning application (15/0047/MOUT) – not yet determined.	None	It should be noted that the current planning application covers a slightly different site area to the allocation.
Site Number not defined	Cranbrook Plan Area	Cranbrook	Strategy 12	Mixed Use	There are various current planning applications in the Cranbrook Plan Area.	In the previous draft of the plan an <i>'indicative location for Cranbrook expansion'</i> was shown by a diagrammatic house. The house has now been deleted and superseded by the Cranbrook Plan Area within which Cranbrook expansion will occur.	See specific map and supporting schedule for Cranbrook Plan Area that follows this table and which lists recent planning applications.
W213A	Tithebarn Green	North of Blackhorse/ Redhayes	Strategy 13	Mixed Use	This site has planning permission (12/1291/MOUT). No reserved matters applications have been received as yet.	None	In the submitted draft of the plan this site was given reference number W123. However in SHLAA work the same coding was also given to an adjacent area of land to the east. For clarification purposes this site is now amended to be W213A. Although it has permission it remains as an allocation as it is allied with and should be considered as part of a bigger scheme to include site W213B.
W213B	Mosshayne Green	North of Blackhorse/ Redhayes	Strategy 13	Mixed Use	Following submission of a planning application there was a resolution of the Council to grant planning permission subject to S106 (14/2761/MOUT) in late March 2015 at this site.	This is a new allocation that was proposed for inclusion in the plan in March 2015.	This specific site been coded as W213B.

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Site No	Site Name	Location	Policy	Use	Current Planning Permissions/Applications	Allocation Change From 2014 to 2015	Commentary
W210	Old Park Farm	Adjacent to Pinhoe in Exeter City	Strategy 14	Mixed Use	This site has a planning permission (10/0641/MOUT and 12/0702/MRES) and is being developed.	None	Allocation of Old Park Farm remains in the plan as policy may remain relevant for any future applications. Land to the north of the allocation site (referred to as Old Park Farm 2 and also recorded through SHLAA work as W210) also has a resolution to grant planning permission subject to S106 (13/0001/MOUT). This northerly area is not, however, identified or allocated on the Proposals Map (West End inset).
W113	Pinn Court Farm	Adjacent to Pinhoe in Exeter City	Strategy 14	Mixed Use	This site was granted permission (at appeal) in March 2015, subject to a Section 106 Agreement (12/0795/MOUT). Prior to this the site also had an earlier resolution to grant permission (13/2447/MOUT).	None	The new local plan allocated this site for development and there was a resolution to grant planning permission at the site from an earlier application. Allocation of this land remains in the plan as policy may remain relevant for any future applications.
025	Intermodal Interchange Site	West End – north west of Exeter Airport	Strategy 15	Intermodal Interchange-Employment	The eastern side of this site has a planning permission (10/2184/MOUT and 11/2118/MRES).	None	Whilst an allocation change is not proposed it should be noted that within the allocated site an area of land is now safeguarded for railhead (siding) provision.
027	Exeter Science Park	Adjacent to Junction 29 of the M5	Strategy 16	Employment	The site has a planning permission (09/1107/MOUT and 12/1420/MRES and 14/2063/MRES) and is being developed.	The allocation is now deleted.	As the site is being developed with legal conditions in place policy reference is not seen as needed.
044	Exeter Airport Business Park	Southern side of the airport	Strategy 18	Employment	No applications submitted.	None	No changes are proposed to this allocation.

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26	Skypark	Northern side of the airport	Strategy 19	Employment	The site has a planning permission (06/3300/MOUT, 14/0332/MFUL and 14/2359/FUL) and is being developed.	The allocation is now deleted.	As the site is being developed, with legal conditions in place, policy reference is not seen as needed.
E057	Cloakham Lawns	Axminster	Strategy 20	Housing	The site has a planning permission (10/0816/MOUT, 13/1489/MRES and 14/0774/MRES) and is currently being developed.	The allocation is now deleted.	As the site is being developed and an allocation is no longer required.
E105	Land North and East of the town	Axminster	Strategy 20	Housing	Planning applications have been submitted for parts of the site (15/0435/MOUT, 15/0436/MOUT and 15/0442/MOUT).	None	The applications that are under consideration do not cover the full extent of the allocation site.
015A	Land at Millwey Rise	Axminster	Strategy 20	Employment	Site has planning permission for employment uses (13/1664/FUL).	None	Whilst the site has a permission it remains as an allocation. Development has not started on the site. Site inspection in April 2015 showed that this site was under-construction. On the basis that development appears to be occurring it may simplify plan presentation if the site was deleted from policy.
0158B	Land at Millwey Rise	Axminster	Strategy 20	Employment	Site has planning permission for employment uses (13/0854/MFUL).	None	Site inspection in April 2015 showed that this site is now developed. It would simplify plan presentation if the site was deleted from policy.

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C056	North of Greenway Road	Budleigh Salterton	Strategy 21	Housing	Site has planning permission (11/1251/MOUT and 12/2507/MRES) and is currently being developed.	None	This site was referred to in the 2012 draft of the plan and was shown with a brown hatched notation on the Budleigh Salterton Inset Map (though with a PP – Planning Permission notation). But it was deleted in text changes made in 2014.
C096	Land North east of Deepways	Budleigh Salterton	Strategy 21	Housing	Site has planning permission for housing development (11/2629/MFUL).	None	Whilst the site has a permission it remains as an allocation.
W147	Goodmores Farm	Exmouth	Strategy 22	Housing	The site has a current planning application being considered (14/0330/MOUT).	None	
045	Phase 3 Liverton Business Park	Exmouth	Strategy 22	Employment	The site does not have any current planning applications.	None	
017	Phase 2 Liverton Business Park	Exmouth	Strategy 22	Employment	Site has planning permission (09/2533/MOUT and 12/0785/MRES) and is currently being developed.	None	This site was referred to in the 2012 draft of the plan and was shown with a purple notation on the Exmouth Inset Map (though with a PP – Planning Permission notation). But it was deleted in text changes made in 2014.
	Waterfront Redevelopment Sites	Exmouth	Strategy 22	Mixed Use	There are various applications in the waterfront area.	None	This broad area includes some individual sites that have made some progress through the planning system but it is not seen as relevant to highlight individual site changes in plan policy.
040A	Land south of Redgate	Exmouth	Strategy 22	Employment	The site does not have any current planning applications.	None	

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E164, E321 & E322	Land at Ottery Moor Lane	Honiton	Strategy 23	Housing	A planning application is currently under consideration (14/0557/MOUT).	None	The allocation covered three SHLAA sites (E164, E321 & E322) however E164 is not part of the application.
042	Land West of Hayne Lane	Honiton	Strategy 23	Employment	The site does not have any current planning applications.	None	
011A	Land at Heathpark Industrial Estate	Honiton	Strategy 23	Employment	The site does not have any current planning applications.	None	
011B	Land at Heathpark Industrial Estate	Honiton	Strategy 23	Employment	The site does not have any current planning applications.	None	
011C	Land at Heathpark Industrial Estate	Honiton	Strategy 23	Employment	The site does not have any current planning applications.	None	
011C	Land at Heathpark Industrial Estate	Honiton	Strategy 23	Employment	The site has a current planning application being considered (15/0364/FUL).	None	
E158B	Reserve Site West of Hayne lane	Honiton	Strategy 23	Housing	This site has planning permission for housing development (13/2744/MOUT).	The reserve site allocation is now deleted.	The allocation was for a Reserve Site and a resolution to grant planning permission was made in 2014 with permission being granted in March 2015.
C311	Island Farm	Ottery St Mary	Strategy 24	Housing	This site has planning permission for housing development (12/2341/MOUT and 14/2553/MRES).	The allocation is now deleted.	This site has planning permission for development.

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C141A & C141B	Former Cutler Hammer Factory	Ottery St Mary	H1	Housing	Site has planning permission for housing development (12/2770/MFUL and 12/2771/MFUL).	None	This site (C141A & C141B combined) was in Policy H1 as an allocation but now has planning permission and was not, therefore, incorporated into Strategy 24.
008A	Finnimore Industrial Estate	Ottery St Mary	Strategy 24	Employment	The site does not have any current planning applications.	None	
008B	Finnimore Industrial Estate	Ottery St Mary	Strategy 24	Employment	The site does not have any current planning applications.	None	
008C	Finnimore Industrial Estate	Ottery St Mary	Strategy 24	Employment	The site does not have any current planning applications.	None	
118B	North of Town	Seaton	Strategy 25	Employment & Sports Pitch	The site does not have any current planning applications.	None	An application covering this site and a larger surrounding area was refused permission at appeal.
E171	Part of Regeneration Area	Seaton	Strategy 25	Housing	Site has planning permission (09/0022/MOUT and 13/2392/MRES) and is currently being developed.	The allocation is now deleted.	
E007 & E008	Land North of Rowan Drive	Seaton	Strategy 25	Housing	The site has a planning application pending decision (13/1091/MOUT).	None	The Local Plan allocates the site for 30 dwellings and the current planning application is for 42.
E006	Land West of Barnards Hill	Seaton	Strategy 25	Housing	Site has planning permission for housing development (13/1168/MOUT).	The allocation is now deleted.	This site was allocated in Policy H1 but now has planning permission and was not, therefore, incorporated into Strategy 25.
E315	Reserve Site – east of Harepath Road	Seaton	Strategy 25	Housing	The site does not have any current planning applications.	The reserve site allocation is now deleted from the plan.	An application covering this site and a larger surrounding area was refused permission at appeal.
ED02A	Land at Current Council Office Site	Sidmouth	Strategy 26	Housing	The site does not have any current planning applications.	None	

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ED01	Land at Current Manstone Depot	Sidmouth	Strategy 26	Housing	The site does not have any current planning applications.	None	
ED02C	Land at Port Royal Site	Sidmouth	Strategy 26	Housing	The site does not have any current planning applications.	None	
041A & 041B	Land north of Sidford	Sidmouth	Strategy 26	Employment	The site does not have any current planning applications.	This site is now deleted from the plan.	
001A	Land at Alexandra Industrial Estate	Sidmouth	Strategy 26	Employment	The site does not have any current planning applications.	None	
001B	Land at Alexandra Industrial Estate	Sidmouth	Strategy 26	Employment	Current application for certificate of existing lawful use pending decision (14/1866/CPE).	None	
W344	Winslade Park	Clyst St Mary	Proposed new policy	Housing	Current application for residential development (14/2637/OUT).	This is a new allocation that was proposed for inclusion in the plan in March 2015.	There are a series of current planning application that are under consideration at this site, the main one is listed. In total the applications would provide for 304 new dwellings. The proposed new allocation follows paragraph 15.2 of the plan.

Map and Supporting Schedule for Cranbrook Plan Area

The map that follows shows the Cranbrook Plan Area and current/recent planning applications within it for housing schemes of 10 dwellings or more. The housing sites numbers are also recorded in the table that follows the map and this records whether they have permission, were refused or are pending decision and whether they fall within or beyond Cranbrook allocated land.

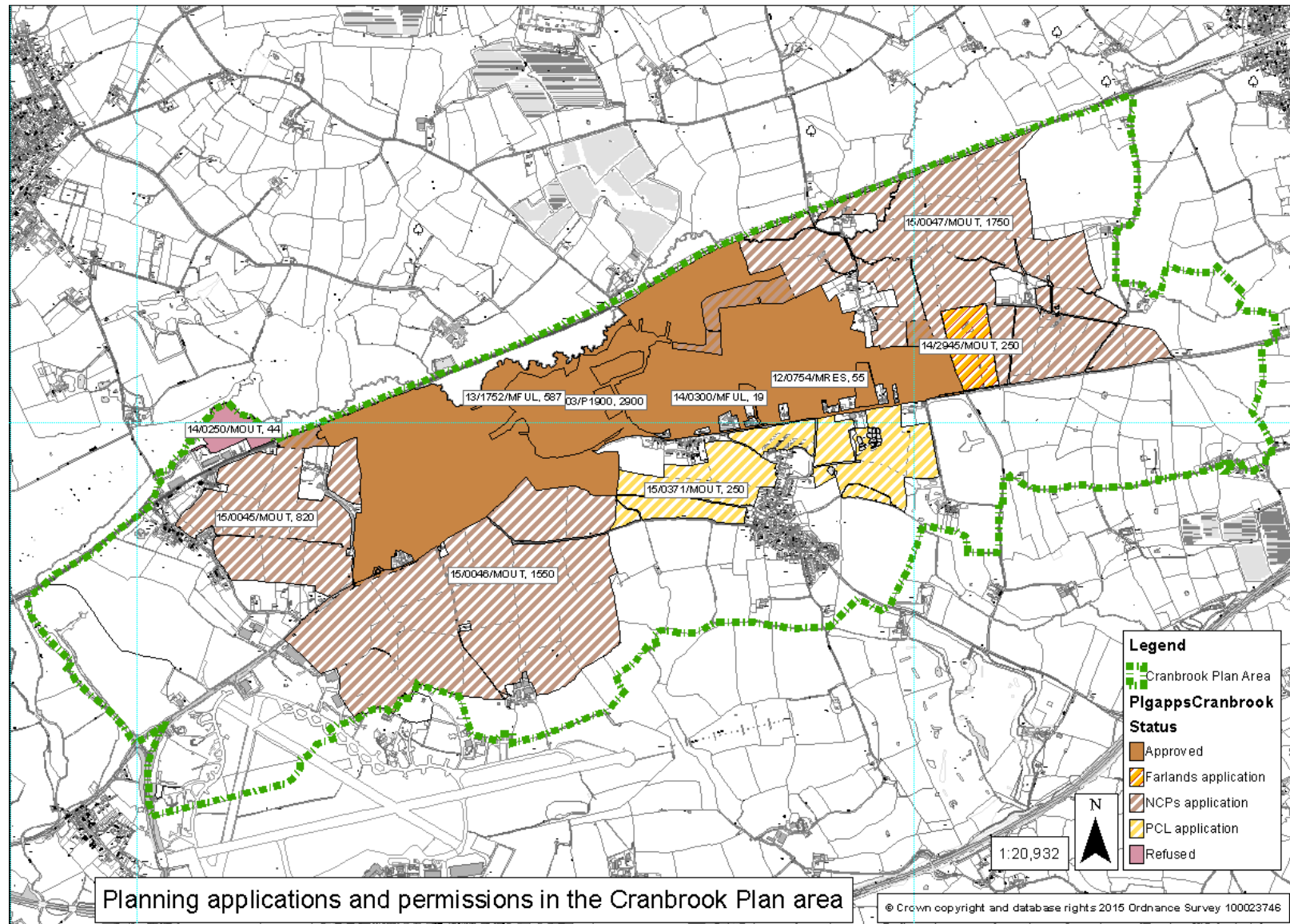


Table detailing planning applications and permissions in the Cranbrook Plan area

Application Number for Site	Dwellings - With Permission	Dwellings - Where Permission Was Refused	Dwellings - Where Applications are Currently Under Consideration	Site in Cranbrook Land Allocation Area
03/P1900/MFUL	2,900			Yes
13/1752/MFUL	587			Yes
12/0754/MRES	55			No
14/0300/MFUL	19			No
14/0250/MOUT		44		Yes
15/0045/MOUT			820	Yes
15/0046/MOUT			1,550	No
15/0047/MOUT			1,750	Yes – though application extends into some fields that are not allocated.
14/2945/MOUT			250	Yes
15/0371/MOUT			250	No
Total	3,561	44	4,620	