

The Cranbrook Plan: Examination

Matter 12: Employment Land

Statement on Behalf of East Devon New Community
partners

Matter 12 – Employment Land

Issue 18: Is the Local Plan positively prepared, justified and effective in respect of Employment Land Policies CB2 to CB5?

Q148. Does the allocation of land for employment when taken together with the expansion areas in CB2 to CB5 amount to the 18.4 hectares set out in the EDLP?

1. The allocation more than makes provision for the 18.54 hectares of employment set out in the EDLP. The need for it do so in the light of the demand expressed for employment in Cranbrook and the limited aspirations of the Cranbrook Economic Development strategy (in terms of larger scale employment uses) is however questionable (see also below).

Q149. How would the employment land set out in Strategy 12 of the EDLP be secured through the phasing programme? Through what mechanism will it be delivered?

Q150. What has been the take up on Phase 1 at Cranbrook of residents working and living in the Cranbrook Settlement?

Q151. What evidence is there to indicate that employment provision would sustain the settlement at Cranbrook and deliver sustainable development?

1. EDNCp have worked hard to deliver elements of the town centre – putting in the High Street infrastructure and making available serviced parcels of land. A public house has been secured. The public service agencies have been working up proposals for the community elements which has been given new impetus in particular by the decision of the County Council in November 2019 to press ahead with a multipurpose public sector community building in the town centre.
2. EDNCP have worked with variety of potential partners and occupiers to deliver the commercial elements of the town centre. In particular EDNCp have and are presently working with Henry Davidson Developments (HDD) which are a retail lead mixed use development specialist, established in 1992 with commercial aspects expected to be delivered by 2021.
3. The Town Council and District Council are working on proposals to deliver the Town Council offices and related facilities – potentially with EZ support.
4. Moreover the sustainability of Cranbrook has not ever been seen independently of its role in teh Exeter Growth Point area. This is set out in full in Statement Matter 18, and not repeated here in detail.
5. In summary, Cranbrook was never conceived as a self-contained town. Cranbrook is located very close to Exeter, which provides a broad range of high order services and employment including health and leisure. It was planned such that it must have a railway station with ready access to such facilities. That station has been provided. Moreover the rapid growth of employment on the east side of Exeter including the Met Office, the Airport and the planned developments at Skypark (40 hectares), Science Park (25 plus hectares) was the catalyst for Cranbrook’s location – providing housing in a sustainable manner in a growth point experiencing and planning a rapid expansion of jobs. The employment provision has since this time been bolstered by the provision of the

Regional Distribution Centre and further planned employment on the old rail freight site, opposite Skypark, and less than 1km from Bluehayes.

6. The following references from the Councils Economic Development Strategy for Cranbrook – part of the Cranbrook DPD evidence base - capture the point:
- *“Much of its [Cranbrook’s] working population will find employment elsewhere in the Growth Point, or in Exeter” (page 5)*
 - *“Unlike many new towns, Cranbrook sits next to some major employment sites where there are extensive employment opportunities for people across the Growth Point and beyond. Two sites are under construction just outside the boundaries of the town:*
 - *Skypark is a new commercial and industrial centre intended to be a locally and regionally significant employment location which could provide up to 6,500 jobs when completed. So far, it has provided bespoke premises, the Ambulance Special Operations Centre building and E.On Energy Centre (the hub for the district heating network into Cranbrook and Skypark) are open, and the new depot building express delivery service DPD Logistics is under construction.*
 - *Exeter Science Park is a major new development for innovation and technology businesses, with the Met Office (which is soon to gain a new supercomputer) and the University of Exeter among the partners behind its development. The Science Park Centre, a managed workspace, is under construction, and Eagle House (the first building on the park) is fully occupied by Blur Group, a global technology company” (page 6)*
 - *“The new town at Cranbrook is a core component of the Exeter and East Devon Growth Point. The Growth Point also includes strategic urban extensions for Exeter, strategic employment sites, city centre regeneration, and other new housing sites, along with higher and further education investment. These developments have been supported by large-scale infrastructure projects including energy, transport, education and community facilities. The projects making up the Growth Point include developments in East Devon, Exeter and Teignbridge. (Further details are given in Annex 1.) The Growth Point programme is expected to deliver around 20,000 new homes and over 25,000 jobs in the period up to 2026”.*
7. Large scale employment provision within the town of Cranbrook has little or no bearing on its sustainability.

AQ18. Are any Main Modifications proposed in relation to Issue 18?