

## **1. How much is Cranbrook going to expand by?**

Before the Cranbrook Plan was proposed and adopted, the town was set to grow to a total of about 3,500 houses. With the Plan in place and the first planning applications for the growing town approved, it is expected that around a further 4,500 homes will be built over the next 15 years, taking the town to a total of around 8,000 homes.

Once these 8,000 homes are built, Cranbrook will have around 20,000 people living there, which is similar to the current population of Tiverton (based on 2021 Census information). The new schools, health and wellbeing hub, leisure centre and other important facilities that the town needs are being sized to accommodate this scale of growth.

You can see a map of where we plan Cranbrook to grow by looking at the Cranbrook Plan policies map here: [Full page photo \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/development-planning/policies/cranbrook-plan-policies-map)

## **2. Why do you approve more housing without the town centre being finished and other services, such as doctors being overstretched?**

We recognise that public bodies such as the council, Devon County Council, the NHS and the Fire Service are increasingly finding it difficult to balance their budgets and there is very limited money available to build new facilities and deliver new services, including at Cranbrook.

While new developments can increase the existing pressures on things like doctors surgeries and schools, they can also be a way of unlocking funding and allowing improvements to be made in service provision for both existing and future residents. This is the case in Cranbrook. In approving new planning permissions around the town we are securing money to cover the direct impact of the development which goes towards the delivery of new buildings to serve the whole community, including both existing and future residents.

We are mindful that collecting the money for these new facilities can take a long time as the developers will be building over a number of years and so we have got the approval of the council's Cabinet to forward fund some of these facilities. Forward funding is where the council would borrow money and then lend it to the developers. This process is not interest free and requires the developers to sign up to cover the cost of the loans that would be used to provide forward funding. At the moment interest rates are much higher than they used to be and so this isn't as attractive to the developers as it has been in the past. We will continue to bring forward the important additional facilities as early as possible but can only do so with monies collected from development and when funding has been secured.

## **3. When is the supermarket opening and who will be operating it?**

The supermarket has been finished on the outside and Morrisons have signed a lease with the owner of the site (not East Devon District Council) and are now paying rent. We understand that Morrisons are working out the best way to fit out the store and when we have any more updates on an opening date, we will update this page.

## **4. When is the nursery opening in the town centre and who will be operating it?**

Much like Morrisons, the nursery building has also been finished on the outside but inside it is empty and needs fitting out. The operator will be Little Pioneers and they have a lease for

the site with the owner (not East Devon District Council). It is up to Little Pioneers to fit out the nursery and we understand that they will begin this at the end of 2024 but we don't know when it will open.

#### **5. Will there be a new doctor's surgery?**

We know that the existing Cranbrook Medical Practice is not big enough to cater for the town as it grows and that following the NHS Devon agreement to remove Cranbrook from the practice boundaries of the Pinhoe and Broadclyst Medical Practice in 2023, new residents can now only register at the Cranbrook Practice.

We have been working closely with NHS Devon to plan a new health and wellbeing hub in Cranbrook town centre. We now know which medical services the various NHS organisations wish to be run from the town and this includes GP provision as well as things like ante-natal maternity services and mental health services. There will not be a hospital in the town and so all of these will be out-patient services.

We are collecting financial contributions toward the delivery of this new health and wellbeing hub from the planning applications that expand the town and expect that these will total around £8 million. This will only be a partial cost of the delivery of the hub. We will therefore be working with NHS Devon to close the financial gap so that the building can be delivered as early as possible as we know how important it is that residents can access GP and other health services when needed.

#### **6. Will there be a dentist surgery?**

The provision of NHS dentistry will be a decision for the NHS themselves and it is being explored as part of the wider discussions about the health and wellbeing hub planned for the town centre.

A private dentist could move to Cranbrook without NHS approval.

#### **7. Is there going to be a special educational needs school built?**

Devon County Council asked us to include land for a Special Educational Needs (SEND) school when we were looking at how to grow Cranbrook. This land is part of the Cobdens expansion area that received outline planning permission in April 2024.

Devon County Council have been successful in a bid to the Department for Education for funding to build a special free school at Cranbrook for children aged 9-16 years of age with autistic spectrum disorder, social, emotional and mental health, cognition and learning and speech, language and communication needs. This school will be built to provide 70 pupil places but is likely to open gradually. More details on Devon County Council's bid and the Department for Education's process for delivering the school can be found here: [Proposed New Special Free School in Cranbrook, East Devon - Planning](#)

The legal agreement that the Council and Devon County Council have signed with the developer in the Cobdens area (Persimmon Homes) allows the County Council to instruct Persimmon Homes to transfer the land for the special school to them from early summer 2025.

## **8. The Cranbrook Education Campus isn't big enough to take all the new secondary school children from the growing town, what is going to be done about this?**

When originally built the Education Campus was sized for a greater number of pupils than was expected from the first 3,500 homes at Cranbrook with one wing of the school left unoccupied and incomplete. In recent years the ground floor of this wing has been fitted out and used by EX5 Alive (providing community services and Devon County Children's Services) but it will in time need to be developed into school accommodation to provide for the needs of the growing town. The services operating from EX5 Alive are then expected to relocate to a new building in the town centre.

Work is already underway between Devon County Council and the Ted Wragg Trust to plan for increasing secondary age pupil places at the school. The initial phases of the school expansion will see enlargement of the dining area and the final wing brought into use as fully equipped teaching space. Designs for the later phases of the school's expansion are also in the early stages and this is taking place well in advance of when it will be needed, to try to ensure timely delivery in the future.

To help deliver secondary school provision for residents of the enlarged town, financial contributions are being secured from the expansion areas towards secondary education. This money will be used by Devon County Council towards the delivery of secondary school provision.

## **9. When will new primary schools be built?**

The expansion area plans for the town make provision for the delivery of two new primary schools. These will be developer funded but built by Devon County Council. Their delivery will be phased to meet the growing needs of the enlarged town so that the first new school is delivered soon after the first new homes are occupied while the second will be delivered closer to the middle of the planned expansion.

Each of the new primary schools will also include space for a nursery as well as space for community use.

## **10. Will a leisure centre be built?**

A leisure centre at Cranbrook is an ambition of the council and it is included in the list of facilities for the town centre in the Cranbrook Plan and is a priority project in the East Devon Leisure Strategy. Through granting planning permission for the expansion of the town we expect to collect more than £4 million towards the cost of building a leisure centre in Cranbrook.

In 2022 the council bought land in Cranbrook from the developers to ensure that the town centre is big enough for the needs of the community and to give options on where a leisure centre can be built.

## **11. What else is going to be built in the town centre and when?**

In Autumn 2023 we carried out a community consultation, asking for people's priorities for the town centre, what they would like to see built and the types of spaces that people think they would enjoy using.

We had an excellent response to the survey with more than 1,500 people completing it. You can read the report that tells you about the responses we received: [eedez.com/wp-content/uploads/2024/02/CTC-consultation-report-final\\_compressed.pdf](https://eedez.com/wp-content/uploads/2024/02/CTC-consultation-report-final_compressed.pdf)

We are now working to produce a masterplan that will set out how the town centre will grow and what types of spaces and buildings will be there.

In addition to the health, leisure and community (Town Council) buildings that we already know about we are going to be exploring what other opportunities there are for more jobs to be provided as well as additional shopping, cultural and community facilities.

More information on this will come out in Autumn 2024 and we will update this page when it is released.

## **12. Where and when are more job opportunities going to be provided?**

In addition to there being jobs in the town centre, each of the expansion areas includes either a neighbourhood centre or a mixed-use area. A neighbourhood centre is much like the existing shops on Younghayes Road and at the neighbourhood centre at the Grange expansion area, will also include a new community building similar to the Younghayes Centre. These neighbourhood centres could also include offices, pubs and bars or other opportunities for jobs. A mixed-use area is similar to a neighbourhood centre but is smaller and can also have housing within it.

At the Treasbeare expansion area, planning permission has been granted for up to 10 hectares of land to be built upon specifically for providing employment buildings. The types of businesses that could go on this land includes offices, storage and distribution buildings and industrial uses that wouldn't be suitable near houses.

## **13. What sports facilities will there be and when?**

Some provision has already been made through the delivery and now operation of the Ingrams sports hub, which has football pitches, cricket wickets and a pavilion building and will also have a multi-use games area built by Cranbrook Town Council. This provides an important asset for the current town, but it is recognised that it is not big enough to support the enlarged town.

Through the Cranbrook Plan and now set out in the Treasbeare outline planning permission, a second sports hub will be developed on land that sits within the Treasbeare expansion area. The Treasbeare expansion area is the land that lies between the existing town and Exeter Airport, in the area of Parsons Lane and the Younghayes Road roundabout. This facility will make provision for two senior rugby pitches; three senior football pitches, a floodlit Artificial Grass pitch (sized for football but with rugby training provision) together with 4 floodlit tennis courts. The hub will also have a sports pavilion which it is planned will have changing facilities as well a community space within it.

It is expected that the town centre will have a leisure centre with swimming pool and gym while other opportunities for additional sports are also being explored elsewhere within the expansion areas. Together with informal sport and recreational opportunities there is the aim to provide a diverse range of opportunities that are appropriate for the needs of the modern town.

## **14. Why are you planning for gypsy and traveller pitches at Cranbrook?**

The council has a legal duty to provide housing and accommodation for all groups of people and this includes gypsies and travellers. Some groups of gypsies and travellers are also protected under the Equality Act and it is illegal to discriminate against them.

In a similar way to how we have to assess how many new houses are needed for East Devon, a Gypsy and Traveller accommodation needs study which the council has to undertake, established that there are existing gypsy and traveller pitches in East Devon but that these are mainly concentrated in the western part of the district, close to main travel routes, and particularly the A30. It was also identified that on these pitches there is significant overcrowding and without space to expand sites, new gypsy and traveller pitches are required.

In identifying the land for Cranbrook to expand it was decided that some of the need for new gypsy and traveller pitches should be provided for within the town. Doing so gives opportunities for families to remain close to each other but also to ensure that gypsies and travellers have the same access to important services as the settled community.

The two new sites for gypsies and travellers at Cranbrook are part of the Cobdens and Treasbeare expansion areas. The legal agreements that we have with the developers see them build the sites and then transfer the ownership to the council.

#### **15. I am worried about flooding from the new developments. How is this assessed and designed?**

Planning permission is often achieved using a two-stage process where matters such as the maximum number of houses and a framework for their layout are agreed in the first instance (this is known as the outline planning permission stage) before detailed designs are then considered for individual development parcels (this is the reserved matters stage).

As an important part of the application process and assessed at both the outline and reserved matters stages, drainage reports are prepared by consultants working on behalf of the developers which are submitted with the relevant application. These are independently assessed by Devon County Council who have the expertise in this field and sometimes also by the Environment Agency. These reports must demonstrate that the schemes meet clearly defined requirements recognising the likely amount of surface water that will be generated, the flow rates that could occur compared to the existing situation and to future proof it, as far as reasonably possible and making a significant allowance for climate change. Over the last few years, the allowance made for climate change has increased from 20% to 40% and recently to 45%. The aim is to ensure that surface water run-off is no different to the existing situation and when climate change is factored in, provides a better situation than is currently experienced.

It is important to recognise that while the surface water schemes are designed to be robust and deal with most eventualities (including the allowances for climate change) they cannot be expected to deal with every eventuality or weather incident that can arise – there are some that cannot be predicted or occur so infrequently it would simply not be reasonable to address them.

Terms used in this FAQ

## **The Cranbrook Plan**

The Cranbrook Plan is the document that sets out in policy where and how development for the town's expansion will come forward. It identifies such things as

- the housing numbers (including the number of affordable houses) and the location for these;
- the sports and school provision that is required to support the delivery of the homes;
- how the homes will be built, setting standards for housing size, and their energy efficiency;
- the requirement for neighbourhood centres and employment opportunities to help support the growing town;
- collecting money for the delivery of new facilities such as the health and wellbeing hub and the leisure centre and improved bus services.

The full document can be found using the following link

[cranbrook-plan-dpd-adopted.pdf \(eastdevon.gov.uk\)](#)

## **Cranbrook Infrastructure Delivery Plan (IDP)**

The Cranbrook IDP sets out a list of all the infrastructure and facilities that are needed to help support the town as a whole with a particular focus on the expansion areas. It lists each item individually, identifies an expected cost for it, and sets out whether something is expected to be fully funded by the developers or where gaps in funding exist and therefore funding from other parties needs to be found. This is important because although it would be great if the development could pay for the full list, there are more facilities that we would like to provide for the town than can be afforded – meaning some must be given a higher priority than others.

As part of the development process it is important to recognise that facilities and infrastructure can only be funded by the excess profit that developers would otherwise make. Without developers making a reasonable (basic) profit there would be no incentive for them to build a development – that would mean no houses built but also no contributions back to the community for things like affordable housing and other infrastructure payments.

To ensure that the document remains relevant, the Cranbrook IDP will be updated when necessary. The current full document can be found using the following link

[infrastructure-delivery-plan-august-2022.pdf \(eastdevon.gov.uk\)](#)

## **Outline planning application**

An outline planning application is the first of a two-stage application process both of which need to be approved before development can begin.

Outline applications seek to establish the principle for a scheme. These are often accompanied by some details showing how the scheme may come forward, but these details are regularly in draft and not usually fixed at this stage. It is also at this stage that the requirements for infrastructure and facilities (including things like the number of affordable houses) are fixed and secured in a legal agreement called a section 106 agreement.

Specifically for the Cranbrook expansion areas, we have asked developers to provide parameter plans. These are plans which provide a more detailed framework for future

development and for example fix the location of the schools and playing pitches but still leave the final details to be assessed in the second stage (reserved matters) of the process.

### **Reserved matters application**

Reserved matters applications form the second stage of assessment for a particular site. They build on the outline planning permission and provide additional layers of detail including what the houses will look like, and the precise layout of a site including what trees, hedges and other plants will be provided.

Only once all the details that are needed to be submitted for reserved matters have been approved does a development have the necessary permissions for it to begin.

### **What are planning conditions**

Planning permission is usually granted subject to a number of conditions being complied with. These can range from the final date when development can begin, directing that development must take place in a particular order, for example putting in a new road access first, to requiring the developer to submit additional details to the council for agreement (e.g. samples of brick or precise details of planting proposed).

### **What is a section 106 agreement**

A section 106 agreement is the legal document that secures the obligations and agreements associated with a particular development. It sets out what the developers' requirements are in terms of things like affordable housing but also the timescales for delivery of important facilities – for example sports pitches. It also sets out when the developer should make any financial payments that have been negotiated as part of the application. Delivery requirements are often linked to the construction or occupation of houses as these are clearly defined triggers and allow requirements to be phased across the development.

Importantly all obligations contained within a section 106 agreement must be capable of meeting three tests which are set out in law. These are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

It is these three tests that limit our ability to require the developers for Cranbrook to fully fund some of the new buildings and facilities that we would like to see delivered in the town – for example the health and wellbeing hub and leisure centre.

We publish copies of all Cranbrook legal agreements on our website: [Cranbrook legal agreements - East Devon](#)

More information on legal agreements can be found on the following government web page:

[Planning obligations - GOV.UK \(www.gov.uk\)](#)

Expansion Area Planning applications **use this as section 3 heading**

Below is high-level information about the planning applications we have received so far for the expansion areas. Where a planning application has been approved we have also included an image of the approved land use parameter plan.

You can find more information about each of these applications by searching the reference number on Public Access - [View planning applications, enforcements and planning appeals - East Devon](#)

### Bluehayes

Reference 19/0620/MOUT (applicants - Hallam Land Management and Taylor Wimpey)

The council's Planning Committee has agreed to approve this outline planning application. The section 106 agreement that will go with the permission is being negotiated with the developers. Once this agreement is finalised, the outline planning permission will be approved.

The permission will allow for the following to be built:

- up to 870 houses
- care homes
- one 2 form entry primary school with nursery [only one primary school will be built at either Bluehayes or Treasbeare]
- a mixed-use area up to 1,500 sq metres non-residential floor space
- recreation facilities and children's play areas, public open space and Suitable Alternative Natural Greenspace and allotments

### Treasbeare

Reference 22/1532/MOUT (applicant - Carden Group)

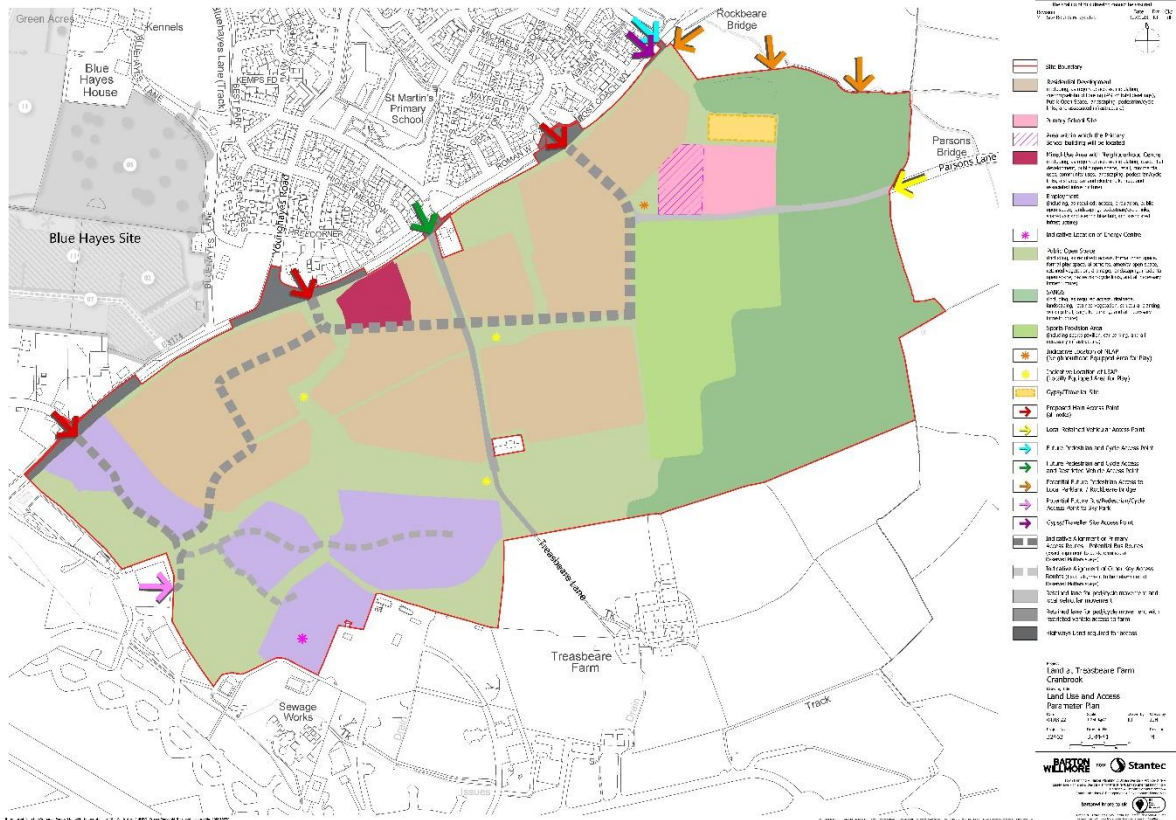
This outline planning permission was approved on 10 June 2024 and has a section 106 agreement that accompanies it.

The permission allows for the following to be built:

- up to 1,035 houses
- a neighbourhood centre with a maximum of 3,000 sq. m. ground floor space
- a two-form entry primary school with nursery [only one primary school will be built at either Bluehayes or Treasbeare]
- public open space, including formal open space, formal play space, allotments, amenity open space and Suitable Alternative Natural Green space
- a sports hub with playing pitches for football and rugby, tennis courts, a multi-use path and a pavilion
- up to 10.26 hectares of employment land
- 5 pitches for gypsies and travellers

The plan below is the approved parameters plan that shows the location of the different land uses.





**Cobdens**

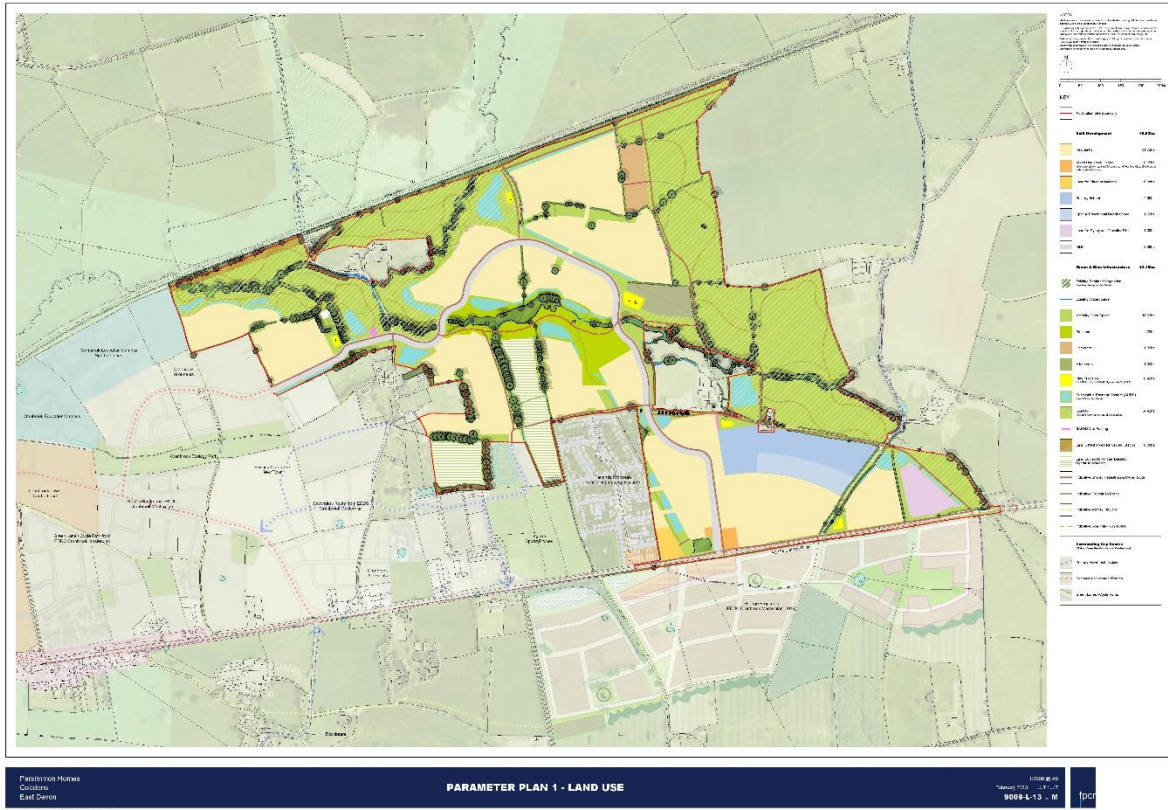
Reference 22/0406/MOUT (applicant - Persimmon Homes)

This outline planning permission was approved on 24 April 2024 and has a section 106 agreement that accompanies it.

The permission allows for the following to be built:

- up to 1,435 new houses
- a neighbourhood centre with a maximum of 750 sqm gross ground floor space
- a three-form entry Primary School with associated nursery provision and community room
- a Special Educational Needs School
- public open space, allotments, Suitable Alternative Natural Green Space, drainage basins, landscaping
- place of worship and parsonage
- a cemetery
- 10 pitches for gypsies and travellers

The plan below is the approved parameters plan that shows the location of the different land uses.



Reference 14/2945/MOUT (applicant - Cranbrook LVA)

This outline planning permission is still being considered by the council as there have been a number of issues that have taken time to resolve. When a decision on whether or not to approve or refuse the application is reached, this page will be updated.

It currently proposes the following:

- Up to 260 dwellings
- A neighbourhood centre (to link with that approved under 22/0406/MOUT)
- A junior football pitch

Grange

Reference 19/1798/MOUT (Applicant – Mr T Stuart)

The council’s Planning Committee has agreed to approve this outline planning application. The section 106 agreement that will go with the permission is being negotiated with the developers. Once this agreement is finalised, the outline planning permission will be approved.

The permission will allow for the following to be built:

- up to 180 dwellings
- Open space

We will update this list when applications are determined or new applications received.