



Dear Parish

Here is a short update for your parish on what is happening with the proposed developments in the West End of East Devon.

Should you have any specific queries please feel free to contact me Lesley Crocker, Communications Officer, and I will do my best to answer them or pass them to someone who can.

There have been a lot of announcements by the new Government in the last few months, if you are interested to know more about the emerging government policy you may want to take a look at some of these links:

[Government's National Infrastructure Plan Published 25th October 2010](#)

[Local Growth White Paper Issued October 2010](#)

[Localism Bill and Planning 10th November 2010](#)

[The Spending Review in Detail October 2010](#)

[New Homes Bonus 12th November 2010](#)

[Code For Sustainable Homes update 11th November 2010](#)

Regards

Lesley Crocker Communications Officer
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An Update on the Current Planning Position of each Strategic Development:

CRANBROOK: Now has outline planning consent. Work to open the site is expected to start in early 2011.

THE ENERGY CENTRE: Now has full planning permission

EXETER SCIENCE PARK: Now has outline planning permission and more detailed plans have been submitted to Devon County Council. Work has now begun on the northern access road to the Science Park.

SKYPARK: Now has outline planning permission. The site will also accommodate the Energy Centre that will serve both Skypark and Cranbrook, raising the sustainability of both developments.

INTER-MODAL RAIL FREIGHT FACILITY: Has outline planning permission.



Artist Impression of Skypark by St Modwen

EXETER AIRPORT EXPANSION: The Masterplan was issued last year, with the aim of making Exeter International, the “Airport choice of the Southwest”.

FLYBE TRAINING ACADEMY: Has planning permission and construction is now well underway with occupation expected at the end of the year.

CLYST HONITON BYPASS: Has planning permission and will be one of the first pieces of construction to begin in the growth area providing access to Skypark, Cranbrook’s Main Local Route and the IMF terminal.

JUNCTION 29 IMPROVEMENTS: Government confirmed subject to best and final offer from DCC - In the coming weeks, Devon County Council will be working with the Department for Transport to confirm the details and costs of the package, and to discuss construction dates. Final confirmation of funding is expected in January.

ROAD / TRANSPORT: Devon County Council have held a number of consultations for proposed improvements to road, rail and bus transport in and around Exeter, including the high quality public transport links to Cranbrook.

OTHER MASTERPLAN WORK: Monkerton, and Newcourt master plans have been completed and consultations have taken place.

Recent Press Releases From The Growth Point.....

Cranbrook – All Systems Ready to GO

The new community of Cranbrook IS going to be built, and work on the first homes WILL begin in 2011. This follows the signing today of a legal agreement opening the door to the development going ahead.

The news was hailed as a “momentous breakthrough” by Cllr Sara Randall Johnson, Leader of East Devon District Council, who said:



Artist Impression of Cranbrook by
David Lock Associates

“All of us want a home, a job and an easy journey to work. This development brings that hope to thousands of households, with a mixture of housing types, bespoke employment provided on fresh sites nearby and in the city of Exeter, and with a public transport system that encourages commuters to leave the car at home. This is fantastic news for people”.

Following the signing of a Section 106 agreement, outline planning permission for the first 2,900 homes of the new community and up to 300 affordable housing units in the first phase, has now been issued and construction work is on course to begin in the early part of next year.

This marks a huge milestone for Cranbrook, as work on access roads can now begin, more detailed plans of the first homes, primary school and community facilities can now be submitted, and it’s likely the first residents could be moving into their new homes in 2012.

The unique concept of a brand new low carbon community in East Devon has been in the planning process for many years, during which time we have been through a recession and now tough government spending cuts. But today the New Community Partners, (Hallam Land Management, Redrow, Taylor Wimpey and Persimmon) confirmed that they would be moving onto the site early in 2011.

Nick Duckworth of Hallam Land Management said:

“We are delighted that we have achieved this key milestone on the road to delivering Cranbrook and are grateful for the help and co-operation that we have received from all of our stakeholder partners. We now look forward to the successful implementation of the scheme during 2011.”

Cllr Ray Franklin, Chairman of the Exeter and East Devon Growth Point Steering Board, explained what has made this possible;

“This breakthrough has only occurred today thanks to the dedication and hard work of everyone who has

been involved with this development and their belief in our vision. Together with our local authority partners, the developers for Cranbrook, the developers of the adjacent projects, the South West RDA and the Homes and Communities Agency (HCA) we have compiled a multi-million pound private/public sector funding package to make Cranbrook happen.

From the public sector we were looking to provide funding for infrastructure such as the first school and the first roads, lifting the pressure from the developers during these difficult economic times; and from the private sector we were looking to attract investment to develop emerging technologies such as the combined heat and power (CHP) district heating scheme”.

Ian Thompson, South West Regional Development Agency’s Area Director added:

“It's great news that this important planning permission is now in place. The East of Exeter Growth area is a significant provider of new jobs and homes and will be one of the country's leading sustainable developments. It is also an excellent example of teamwork between the private and public sectors. South West RDA is pleased that our catalyst investments are contributing to this growth programme'

East Devon District Council has always wanted Cranbrook to be a sustainable new urban settlement located close to employment sites where residents might be able to find skilled job opportunities. With Cranbrook being built so close to Exeter Science Park and the Skypark business district, East Devon District Council believes they will be encouraging residents to use other modes of transport, such as the bus, train or bike in preference to the car.

Following the granting of the outline planning permission, Cllr Randall Johnson was able to confirm how these and other aspirations will make Cranbrook a sustainable modern market town:

“This is the day we have all been waiting for. The planning permission confirms that Cranbrook will include a low carbon district heating scheme, a dedicated bus route to and from Exeter, a multi-purpose building which will be home to the first library and community facilities until the town centre is built, two primary schools, a secondary school, a new railway station on the Exeter to Waterloo line and a country park. All of these facilities in a high-quality landscape setting to include a country park, public open space with play areas, a skateboard park and other recreational facilities.

“There will also be a network of sustainable transport options built into the design for the new community: including cycling routes and bus stops located no more than a few minutes walking distance from each dwelling. We have stuck to our guns in making provision for vital social and community facilities at Cranbrook. We want to encourage the new community to quickly develop its own sense of place and to become a splendid addition to the existing market towns of East Devon and a worthy neighbour to the nearby City of Exeter”.



As Cranbrook will be the first free-standing settlement to be built in Devon since the Middle Ages, this is a huge undertaking for those involved. However within the Section 106 legal agreement the New Community Partners have agreed, via contributions and their build programme, to support the aspirations of the local authority.

Together with up front funding support from the South West RDA’s Regional Infrastructure Fund and grant funding from the Growth Point Fund, the New Community Partners and East Devon District Council are able to deliver vital social and community infrastructure such as the first primary school, by the time the first 150 homes are built. This is earlier than one would normally expect in a new development of this kind.

The first road to be built will be the main access road or the Main Local Route (MLR) into Cranbrook. It will provide an essential link through the first phase of the development and enable access to the site of what will be the first

neighbourhood centre and the station. In the Neighbourhood Centre there will eventually be a convenience store, various shops, the first primary school, open space and a site for a place of worship.

This is also where the first community building, the Multi-Purpose Building (MPB) will be built. The MPB will be 820 square meters of flexible space, providing a location for a doctors' surgery, a library, the community development worker, local voluntary organisations, Citizens Advice Bureau, the police, ambulance services and other public bodies.

As the development progresses and these services move into their own buildings the MPB can be reorganised for different purposes, such as for sport, exercise, the new town council, community meetings, and crèche facilities, to enhance its function as a focus for the new residents. In addition, the emphasis has been on building a 'community' and not just a 'place' with the funding by the developers of a youth worker, country park officer and a dwelling for a church worker.

Managing Director of Persimmon Homes Simon Perks said:

"We are delighted to have secured planning permission today and would like to thank all parties for their dedication and commitment in securing this. Cranbrook will indeed be a unique development and we are confident that the planning package achieves the right balance of ingredients to ensure a successful and vibrant new community."

He added, "The comment is often made on major developments that the facilities that provide the heart of a new community are not delivered soon enough. It is therefore excellent news to be able to confirm that elements of the funding package will enable the first primary school, the community centre, play areas and transport infrastructure to be provided from the earliest possible date. We are delighted too that Cranbrook will benefit from the UK's first greenfield district heating system. This will form a key part of the development's marketing strategy and enable us to telegraph Cranbrook's genuinely green and sustainable credentials. We very much look forward to launching our first sales during 2011."



Cranbrook is now poised to be the first mass open market low carbon development in the country to provide combined heat and power district heating to all residents. This is thanks to ground breaking work between the New Community Partners, St. Modwen the UK's leading regeneration specialist, Devon County Council (joint venture partners for Skypark), The Growth Point, the HCA, the South West RDA and E.ON, one of the UK's

leading power and gas companies.

An Energy Centre which is to be located on the Skypark development will supply the district heating pipe network for both the business park and Cranbrook, reducing Co₂ emissions across both developments and enabling them to reach much higher levels of sustainability than would otherwise be possible.

Cranbrook could now become a low carbon trail-blazer and the new blue print for future housing developments. The innovative approach to the master planning and sustainable credentials of Cranbrook was recognised by its inclusion in the Department for Communities and Local Government's (DCLG) publication 'Eco-Towns Prospectus' published in July 2007.

Access Road to Cranbrook

East Devon District Council has now issued planning permission for first section of the main spine road which would allow developers access to the site where Cranbrook will be built.

The planning permission issued is for part of the main access road into the new community or “Main Local Route” (MLR). It will be located on land east of Station Road Broadclyst and north of the old A30 and will provide an essential link through the first phase of the development to the proposed new station and will open up the development site.

The issuing of this planning permission is an important milestone in the story of Cranbrook and gives the New Community Partners, who will be building the development, permission to begin this key piece of infrastructure.

Work on the first section of the route is planned to begin next spring ahead of the main development to provide the developers with access to what will be essential social and community facilities including the site of the railway station and the first neighbourhood centre.

Cllr Ray Franklin, Chairman of the Exeter and East Devon Growth Point Steering Board and East Devon District Council’s Portfolio Holder for Strategic Planning and Regeneration explains the significance of this early infrastructure “We have always believed that key infrastructure such as the railway station and the first neighbourhood centre should be delivered as early as possible in the development of Cranbrook. The new residents will need access to public transport and social and community facilities so that they can begin to develop a sense of place and community. The issuing of the planning permission for the Main Local Route (MLR) is the first step towards getting this essential infrastructure in place.”

The main local route will also enable access to the site of what will be a multi-purpose building (MPB) located in the first neighbourhood centre, where eventually there will also be a local convenience store, commercial retail premises and first primary school, public open space and a site for a place to worship.

It is the intention of East Devon District Council that the multi-purpose building will be open for use by the time that the first 150 homes are occupied and be a place where the new residents will be able to access social and community facilities, such as healthcare, library provision and community development.

The main local route is being provided by the developers with funding support from the South West RDA’s Regional Infrastructure Fund, which provides funding for infrastructure ensuring it is delivered early and will be paid back once the development progresses

PRESS RELEASES FROM DEVON COUNTY COUNCIL

Work to start on Science Park access roads (To see the scheme plan click

on this link [East of Exeter Scheme Plan](#)) - WORK will start on vital access roads to Exeter Science Park on Monday (25 October).

The £1.1 million scheme forms the initial phase of construction of the Science Park highway infrastructure. It is the latest project being delivered to the east of the M5 using the Community Infrastructure Fund (CIF) grant from central Government. The funding is also paying for the Redhayes Bridge across the motorway, which is currently under construction.

The stretch of road will extend from Tithebarn Lane to the currently closed section of Blackhorse Lane between the Langaton Lane junction and the M5.

The new road will ultimately provide an access road into the Science Park from north of the site, as an alternative to the main access from Junction 29, particularly for public transport. It will link into the second phase of Science Park highway infrastructure, funded by the South West RDA, which is scheduled to start early in the New Year. However, access off Tithebarn Lane will be prohibited until all of the Science Park highway infrastructure is completed, including access from Junction 29 and development of the site is underway.

As well as the development of highway, key utility services will also be installed to connect to future developments on the Science Park. Sustainable drainage will also be provided as well as groundworks for a future installation of an electrical sub-station.



Masterplan for Exeter Science Park by LDA Design

Councillor Stuart Hughes, Devon County Council Cabinet Member for Highways and Transportation, said: "The start of this phase of work on the infrastructure to the Science Park clearly demonstrates our ongoing commitment to the project. It is vital that we continue to press ahead with these works, particularly in light of the coalition Government's declaration of support for Science based industries in its comprehensive spending review, which highlights how important the Science Park will be to the future economy of our region."

Professor Sir William Wakeham, Chair, Exeter Science Park, said: "This is an important piece of infrastructure for the long term viability of the site. The Science Park will be tremendously important in growing the knowledge economy of the region."

Councillor Peter Bowden, Devon County Councillor for Broadclyst and Whimble, said: "This is good news. I am pleased that the concerns of the local residents have been taken into account and that the lanes will be closed to through traffic once work is complete."

The site will be accessed off the road leading to Redhayes Lodge, construction traffic will not be permitted to use Blackhorse Lane, Tithebarn Lane and Langaton Lane. A short temporary closure of Tithebarn Lane will be required in the latter stages of the scheme to allow surfacing works to be completed at the junction with the new road.

On completion of the work, there will be no vehicular access onto the new road from Blackhorse Lane and only pedestrians and cyclists will be able to access the road to continue on the new cycle path to the Redhayes Bridge over the M5.

The highway infrastructure has been designed by Parsons Brinckerhoff in partnership with the County Council, and the contractor for the scheme will be South West Highways. The scheme is scheduled for completion by the end of March 2011.

M5 Junction 30 Sandygate improvement

12/11/2010

THE £2 million upgrade of the Sandygate roundabout off Junction 30 of the M5 is nearing completion.

The final phase of improvements will begin on Monday (15 November), with the installation of a signal controlled crossing of the northbound on-slip to the M5, together with a shared use path for cyclists and pedestrians underneath the northern M5 bridge.

This will complete a safe route through Junction 30 for cyclists and pedestrians and connect to completed sections of cycleway to Clyst St Mary and towards Westpoint on the eastern side of the junction. The majority of the construction work will be carried out overnight to minimise disruption to the public.

New additional carriageway around the centre of the roundabout, created as part of an initial phase of the project in 2008, will be fully opened to traffic on completion of this latest phase of work in mid February next year.

This latest element of the scheme follows the current work on the A376 approach from Clyst St Mary to the Sandygate roundabout which is being widened, increasing capacity from three to four lanes. Traffic signals have also been installed at the Clyst Road junction to provide a pedestrian and cycle crossing of the A376.

Councillor Stuart Hughes, Devon County Council Cabinet Member for Highways and Transportation, said: "The overall aim of this programme of works at Sandygate, which has been ongoing over the past couple of years, is to reduce traffic congestion and improve traffic flows. Once completed, it will provide better access into the city and its major employment areas. These final elements of the scheme will create improved facilities for cyclists and pedestrians, offering realistic alternative travel options that link the city network to Clyst St Mary and Westpoint."

Councillor Peter Bowden, Devon County Councillor for Broadclyst and Whimble, said: "I'm glad this work is being carried out and I hope the improvements will successfully ease the rush hour congestion around Junction 30."

£1.5million of funding for the scheme has been received from the Community Infrastructure Fund (CIF), which Devon County Council secured from Central Government.

REPORTED IN THE NEWS

Upgrade of junction 29 improvements on the M5 is approved – Express and Echo 27th October 2010



Approaching current Junction 29 of M5 from the A30

TRANSPORT Secretary [Philip Hammond](#) has given the go-ahead to motorway improvements which are seen as vital to the [Exeter](#) economy.

The works to Junction 29 of the M5, viewed by business leaders as the city's "front door", were among seven local authority schemes totalling £1.6 billion given the green light by the Government yesterday.

The approval for the scheme has been welcomed as an "early Christmas present" by business leaders because it paves the way for the development of Skypark, Exeter Science Park and

the Cranbrook new community.

[Click on this link to read the full story](#)

Junction 29 work set to create over 11,000 new jobs

Express and Echo – 28th October 2010

MOTORWAY improvements given the green light after months of uncertainty could create more than 11,000 jobs in the Exeter area, it has been claimed.

The works to upgrade Junction 29 of the M5, regarded as the city's "front door", were among seven local authority transport schemes totalling £1.6 billion given the go-ahead by the Government this week.

Business and civic leaders have continued to express relief that the scheme was among those the [Department for Transport](#) announced it was backing "subject to a best and final offer from local authorities" in the aftermath of the spending review.

The £10.6 million investment is seen as crucial in paving the way for the development of Skypark, Exeter Science Park and the [Cranbrook](#) new community.

[Click on this link to read the full story](#)

East Devon District Council LDF Preferred Approach Consultation Deadline Nears

East Devon District Council looks after planning applications anywhere within the 314 square miles of land in the District. East Devon District Council want to hear YOUR views on the latest draft of the final blueprint for East Devon. This is called the LDF Core Strategy Preferred Approach.



[LDF Core Strategy Preferred Approach](#)

Just over half the district is officially an Area of Outstanding Natural Beauty, so East Devon wants to ensure this area is protected against all the pressures of modern life – with new homes needing to be built, factories, offices, shops, roads, bus routes, schools and all the other facilities that people want. They need your help with Plan It East Devon.

Whilst helping those who want to build the right things in the right places – and stopping those who want to build the wrong things in the wrong places – we also have to look after the planet. This is why our LDF document includes guidance on renewable energy and sustainable development.

The consultation period runs until the 30th November. For more information:

[Watch East Devon's You Tube Video](#)

[Follow East Devon on Twitter](#)

[Join East Devon on Facebook](#)

Cranbrook FAQ - now that Cranbrook has outline planning permission, we are often being asked the following questions – if the question that you would like the answer to is not here, please feel free to contact me and I will endeavour to answer your enquiry directly.

Is the section 106 available for me to view?

Now that outline planning permission has been issued the section 106 legal agreement is a public document and will be made available for you to view through our website and at East Devon District Council Offices in Sidmouth.

However there will be a short delay before the final version is accessible.

As you can appreciate, for a new community of this size the 106 document with all its associated paper work and appendix is a huge piece of work.

The complete section 106 is currently being compiled by the solicitors and once this has been done, any non electronic pieces of information will then be scanned.

We are expecting to be able to release this final complete version in about 8 week's time.

In the meantime if you have a specific question about any aspect of the section 106 please feel free to email us at [Contact Us](#) and we will endeavour to answer you questions.

I have products and services that I would like to make available for use within Cranbrook, who do I need to speak to?

Unfortunately we are not in a position to receive unsolicited requests or emails from companies or individuals looking for work.

If your enquiry is of this nature please contact the developer for whichever project you are interested in.

For more information on which developers are progressing with which project [Click here go to our Partnership Working Page](#)

When will the houses be made available to buyers?

Work on the preliminary infrastructure which will enable the developers to get on site at Cranbrook is expected to begin early in 2011.

To be kept informed about the release of properties you are best advised to keep an eye on the separate websites belonging to the individual developers. [Click here to go to the New Community Partners Page](#)

For more information about Exeter and East Devon Growth Point

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