

Creating Cranbrook



An occasional update for residents

Cranbrook is an exciting new town with loads of promise. We want everyone to enjoy living in our great new community from Day One. But like Rome, Cranbrook won't be built in a day.



In this series of notices we hope to inform residents about what's happening when and also who to contact if they have any questions or complaints. So, please scan through what's pinned up on our noticeboard. If you want to know more, please contact the relevant people or check things out online.

Don't forget to look at the notices on the facing page →

Photo: Still Imaging

QUESTION:

How do you build a new community?

ANSWER:

One building at a time!

In just 18 months, Cranbrook has evolved from a few stakes in the ground to a community with hundreds of homes and new families

moving in every week. The landscape around Cranbrook has changed dramatically – with new roads, M5 junction improvements and the opening on 3 October of the Clyst Honiton Bypass.

If you have recently moved into Cranbrook, welcome! With any new home there are snagging issues and so with any development as big as

this there are bound to be concerns, some of them real, some of them the result of misunderstandings. Here we hope to allay some concerns and overcome some misunderstandings. We hope this is helpful and would welcome your feedback through our contact portal at communications@eastdevon.gov.uk.



Cranbrook milestones

This graphic shows some of the significant milestones that have brought Cranbrook to life, plus some of the events that we expect to occur at various dates in the future. These dates are not exact, as many of the events will be triggered by the number of homes

occupied, not by a predetermined month or even season. It's important to remember that the trigger points of 100 homes, 500 homes, etc., are often not the point where the event will happen, but when work will start.

July 2003: First planning application submitted to EDDC

August 2012: First Cranbrook residents move in

March 2011: Planning permission granted for Phase 1 of Cranbrook

September 2012: St Martins C of E Primary School opens for autumn term

June 2011: Work starts on Cranbrook site

Energy Centre for Cranbrook and SkyPark unveiled

January 2013: Transport Minister Norman Baker formally opens M5 junction 29 improvements

100 Cranbrook households occupied

Early 2014: First Cranbrook play area to open after 500 homes occupied

May 2013: Bus service to Cranbrook starts. Developer payment for service triggered by 50 homes occupied

End of 2014: Cranbrook Railway Station due for completion. Target: before 2,000 homes occupied.

May 2012: Cranbrook Show Homes open to the public

December 2012: 50 Cranbrook households occupied including affordable housing

November 2013: Younghayes Centre opens – triggered by 150 homes, but behind schedule by technical issues

Late 2014: Work starts on Cranbrook Town Centre, depending on planning permission

April 2011: Redhayes cycle and pedestrian bridge over the M5 opens

Trigger

Trigger

Trigger

Trigger

Trigger

2003

2011

2012

2013

2014

Cranbrook notice board

How do we know when things are going to be built?

Delivery of many of Cranbrook's amenities depends on all the partners hitting the same deadlines, which are usually tied to 'triggers'.

What is meant by 'triggers'?

Trigger

Triggers are the stages in development that prompt work to start on a new facility such as a play area or bus service. These are often based on the number of homes occupied. See the 'Cranbrook milestones' graphic for some examples.

When will the Country Park come into use?

The trigger for work to begin on the Country Park is 500 homes occupied. So early in 2014, depending on planning permission, work could begin in earnest on creating this important ecological and informal recreation space. The project is expected to take many months to complete, so we ask for people to be patient.

Who can I turn to for advice?

The best person is probably Cranbrook's new Community Development Worker, Corena Ward. Corena is employed by the East Devon Volunteer Support Agency. Her role includes many community support issues and she will be based at the Younghayes Centre. You can contact her on 07729 177 425 or corena.ward@edvsa.org.uk.



Contact

Advice for parents on child safety

EDDC would like to remind parents that building sites are dangerous places and we would encourage them to remind their children that they should stay well away from any equipment or site works.

What is meant by the 'Cranbrook Consortium'?

Cranbrook is being built by a number of different house-builders who we refer to as the 'Consortium'. You can pass any queries to the Consortium via Community Development Worker Corena Ward on 07729 177 425.



Contact

When will the rail station be opening?

Like so many of the new buildings at Cranbrook, the rail station is being provided by a partnership. For the station the lead partner is Network Rail. They aim to have the new rail station in operation by autumn 2015. For more information contact Network Rail's Community Helpline on 08457 11 41 41.

Contact

Is Cranbrook going to have its own council?

That's the intention. The first consultation with residents ended on 16 October but a second consultation will start on 20 January 2014. Formation of the council will depend on a trigger point.

When will Younghayes Centre be operational?

East Devon District Council (EDDC) finally took ownership of the building on 8 October, several months later than planned. It was likely to take at least a month for tenants to move in and become established. By the time you are reading this, Younghayes should be partially operational.

When will the play area be ready for use?

The play area will be procured and installed by EDDC, but will be owned and maintained by the Consortium until a town council is set up. The play area is triggered by the 500th home being occupied. EDDC have already ordered equipment for the play area. We aim to install the equipment over the winter, just as soon as we can gain access to the land, with the aim of opening early in 2014.

Who empties the dog waste bins?

The dog waste bins in Cranbrook are currently serviced by a contractor paid by the Consortium. You can pass on any reports about dog waste bins through Corena Ward on 07729 177 425. At some point in the future, EDDC will take over this work. Please don't contact the Council until we notify you that we've taken over this task.

Contact

What is the parking strategy for Cranbrook?

The design concept for Cranbrook was – and is – that it should be a low carbon community, so one of the aims is less dependence on cars and more use of cycling and public transport. As Cranbrook grows, all these amenities will be delivered and people should become less dependent on cars.

EDDC's Street Scene team at Cranbrook

Many services at Cranbrook are still the responsibility of the Consortium and will not be handed over to EDDC or a future town council for some time yet. The big exception is recycling and waste collections which are down to the District Council. Residents should contact us in the normal way on 01395 571515 or csc@eastdevon.gov.uk if they have any queries. Or use our new **East Devon App**, available at www.eastdevon.gov.uk/app.



Contact

Living with the builders

EDDC is pleased that all the developers at Cranbrook have signed up to an agreement on construction working hours and most of them are in the Considerate Constructors Scheme. The hours for noisy construction work are 8 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday. We've also asked contractors to replace noisy reversing alarms with quieter ones and we've given them guidance on dust control.