



The Architecture Centre

## Cranbrook New Community Devon

### Notable design features

- 30% affordable homes amongst those in the first 1,000 units
- Combined Heat and Power (CHP) district heating scheme (planned)
- New railway station
- New primary school to serve Cranbrook phase one



Cranbrook is a new community planned for Devon to meet the challenges of growth in the area. The masterplan, prepared by David Lock Associates, adopts Government advice on sustainability and urban design and incorporates strategic design guidance and design codes.

### Project description

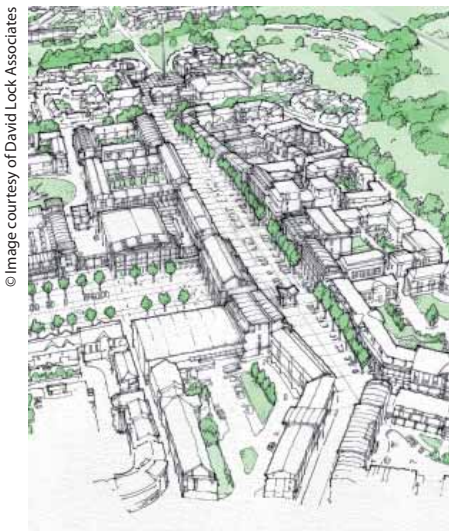
The vision for Cranbrook is to create a self-sufficient, low carbon new community in close proximity to skilled employment opportunities. David Lock Associates have been instrumental in developing the planning strategy for the site and are also the masterplanners of the new settlement.

The Cranbrook New Community was granted outline planning permission in December 2006. The development suffered some delay as a result of the economic downturn but in July 2009 the South West RDA (Regional Development Agency) invested £12 million into the project to pay for a package of infrastructure projects that will allow the project to move forward.

The Cranbrook new community will include 2,900 homes to be built by 2016 with scope for further expansion to at least 5,000 homes. There will be a new town centre and a local centre, schools, sports and recreation facilities and a country park. There are also plans for a railway station, a cemetery/ burial ground, allotments, landscaping, public infrastructure and car parking.

There will be a high proportion of affordable housing across the whole development, assisted by funding from the Homes and Communities Agency, with an integrated mix of housing throughout the site.

Housing will be designed to high environmental standards, adopting the latest government advice on sustainability and urban design. There are plans to provide a Combined Heat and Power (CHP) district heating scheme for the development. A single energy centre would provide heat and power to the whole of Cranbrook and would be powered from locally sourced, sustainable wood fuel.



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## Cranbrook New Community, Devon

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### Comment

“Our vision is to realise the full economic potential of Exeter as a major regional centre, providing a range of employment opportunities and a self-sufficient new urban community where people will have the ability to live in close proximity to where the majority of new jobs will be provided. Expansion of Cranbrook will play a major part in this vision”.

Councillor Sara Randall Johnson, Leader, East Devon District Council

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### Essential data

**Location**  
Near Clyst, Honiton, Devon

**Construction period**  
Outline planning permission granted 2006

**Project team**  
Planning strategy and Masterplanning:  
David Lock Associates

**Client**  
East Devon New Community Consortium: Taylor Woodrow, Hallam Land Management, Persimmon Homes & Redrow Homes

**Cost**  
Unknown

**BREEAM rating**  
Unknown

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### Further information

**Exeter and East Devon Growth Point:**  
[www.exeterandeastdevon.gov.uk/Cranbrook](http://www.exeterandeastdevon.gov.uk/Cranbrook)

**David Lock Associates:**  
[www.davidlock.com/site/cranbrook](http://www.davidlock.com/site/cranbrook)

**Planning application:**  
[www.eastdevon.gov.uk/dev/amended\\_plans](http://www.eastdevon.gov.uk/dev/amended_plans)