

WELCOME

Thank you for taking the time to visit our public exhibition today.

We are displaying our proposals for a residential-led, mixed use development on land to the east of Gribble Lane and south of London Road. This site is allocated for development as part of the Grange Expansion Area within the adopted Cranbrook Plan.

We have acquired an interest in the land and have been developing our plans for new homes, a community hall, neighbourhood centre and public open space. We met recently with both Rockbeare Parish Council and Cranbrook Town Council to inform them of our intention to engage the local community, prior to applying for outline planning permission to East Devon District Council later this spring.

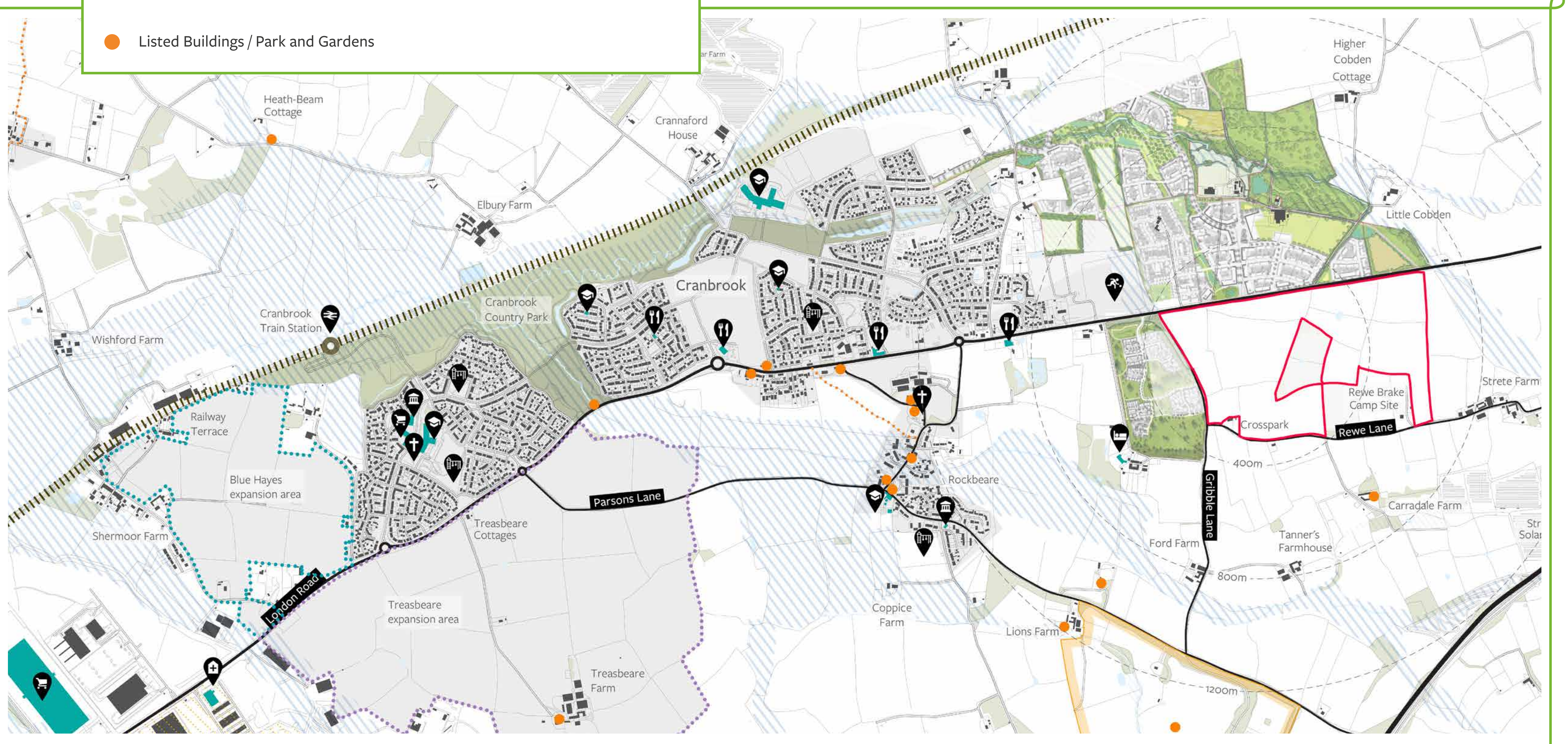
An outline application determines the principle of development. If successful, we would then come back to the community to share our detailed plans covering matters such as layout, appearance, scale and landscaping, prior to submitting a number of 'reserved matters' planning applications. That is why we are not displaying detailed designs of the new homes here today.

We are keen to hear what you think. Please take the opportunity to review the material on display here today and ask your questions. Before you leave, we would be grateful if you could take the time to complete a feedback form, which is available from any member of the project team.

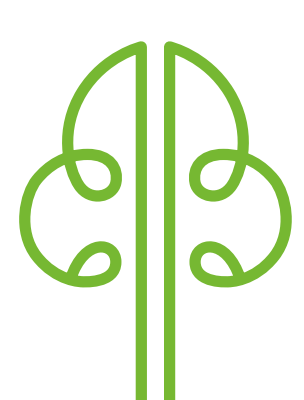
You can find all of the information on display here today, as well as the feedback form, on our dedicated consultation website:
www.bakerestatesconsultation.co.uk

The deadline for feedback is Friday 10th May.

Legend	Facilities
Site boundary	Restaurant / Cafe
Existing settlement boundary	Church
Existing buildings	Health care
Flood zone	Sport centre / recreation ground
Exeter Airport	Playground
Railway	Community centre / village hall
Public Right of Way	Education
Primary Road	Convenience store
Secondary Road	Hotel
Listed Buildings / Park and Gardens	



Context Plan



FOR FURTHER INFORMATION PLEASE CONTACT:

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ABOUT US

Founded in 2015, Baker Estates is an award-winning regional housebuilder, based in Newton Abbot, with a reputation for delivering high-quality homes, bespoke to their setting.

Our experienced senior team have worked across the South West for many years. After just eight years, we now employ more than 75 people in our Newton Abbot offices and have nine active sites, providing c.1,390 homes across Devon and Cornwall. Up to 350 local subcontractors are working each day across our sites that are currently under construction.

- In 2019, our development at Great Court Farm, Totnes won 'best design' at the National Housebuilder Awards.
- In 2021, our development at The View, Malborough won 'best design' and we were also awarded 'Small Housebuilder of the Year' at the National Housebuilder Awards.

Site managers across our developments at Callington, Honiton, Totnes, Malborough and Dartmouth have all won prestigious NHBC Seal of Excellence and Pride in the Job Awards. This is a demonstration of the commitment of our on-site teams to delivering the highest standards in housebuilding.

We are passionate about delivering outstanding homes in the communities that we know and love, and we will create quality homes with a personal touch, to be enjoyed for generations to come.

Visit our website at www.bakerestatesltd.co.uk to find out more.

WHERE WE ARE BUILDING

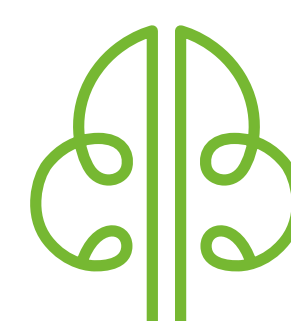
- Coming Soon
- Current Developments
- Legacy Developments



Rowans, Seaton



Hayne Farm, Honiton



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PLANNING CONTEXT

The Cranbrook Plan was adopted in late 2022 and includes within it an allocation known as the Grange expansion area, of which this site forms a part.

The Grange, which encompasses 30 hectares (74 acres), is shown coloured orange on the plan below. **Our site forms the eastern part of this.**

The Grange area is well located. As the Plan itself notes:

- "The area has a good relationship with the existing town [of Cranbrook] and the Cobdens development proposed to the north."
- "This plan seeks to limit development on this side of Rockbeare ensuring that development to the east of the village utilises the existing topography and vegetation to ensure that development does not impose itself on the key views from the village".

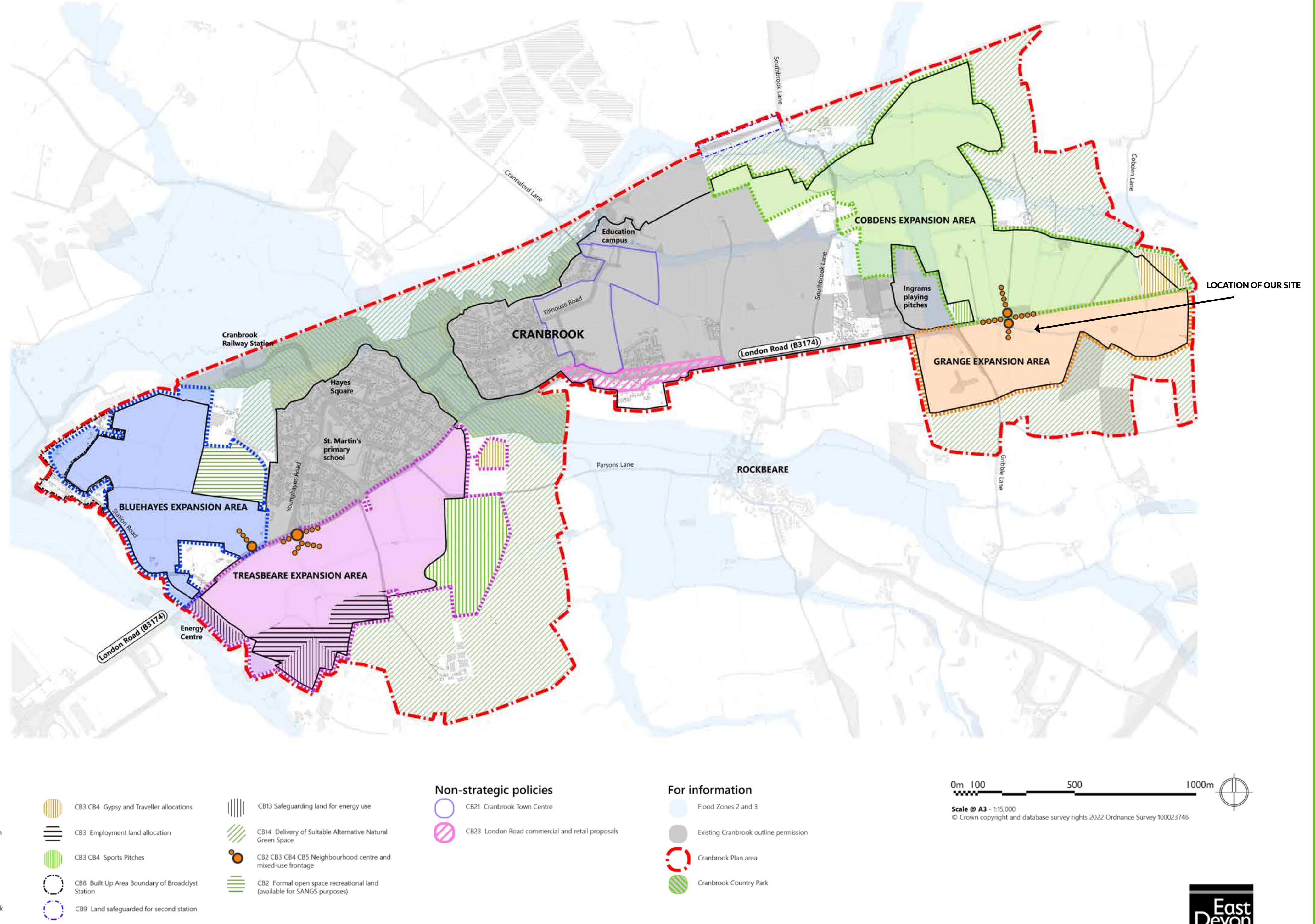
In full, the Grange allocation proposes the delivery of:

- 'Up to 800 homes of differing sizes, styles and tenures;
- 'A community building (minimum 750 sqm);
- 'A new neighbourhood centre, which could provide a range of uses, including commercial, retail, learning and hospitality;
- 'Open space, play space and allotments.

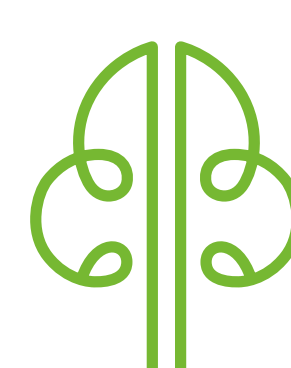
Additionally, there will be financial contributions towards town centre facilities and community facilities, secured via S106 agreements, and improvements to London Road.

To find out how Baker Estates plans to contribute towards the overall delivery of the Grange, please see the Our Proposals board which follows later in this exhibition.

Cranbrook Plan - Policies Map



Policies Plan



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CONSTRAINTS & OPPORTUNITIES

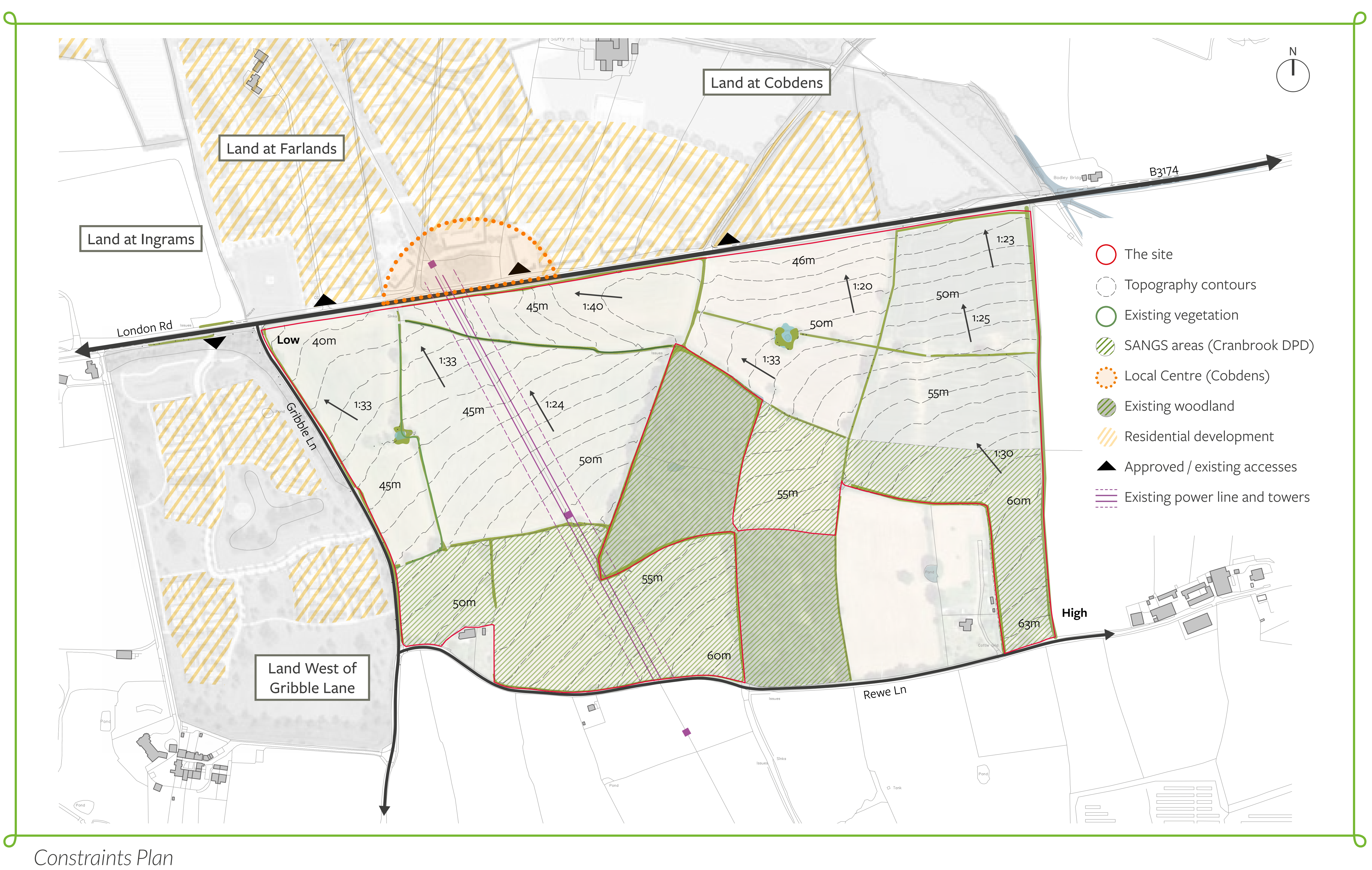
The site:

- is c. 33 hectares in size and comprises predominantly arable land bounded by hedgerows, some with associated field ditches and broadleaved trees.
- lies adjacent to the B3174 London Road, to the north, and Gribble Lane to the east.
- is located on the south-eastern edge of Cranbrook, adjacent to land which is proposed for mixed-use development to the north (Cobdens) and residential development to the west (land west of Gribble Lane, also forming part of the Grange)
- is gently sloping, with lower land predominantly situated towards London Road to the north.
- has overhead electricity lines and pylons which cross the site and need to be retained in situ.
- adjoins an area of existing woodland (Percy Wakley Wood) which is owned and managed by the Woodland Trust.

In response:

- Existing hedgerows and trees will be retained wherever possible.

- The proposals will be designed to reflect the character of the site and complement development that is proposed to the north and west, in accordance with the requirements of the Cranbrook Plan.
- Vehicle, pedestrian and cycle access will be provided via a series of access points off London Road. Gribble Lane is proposed as part of the adjacent development to be closed to vehicular traffic and will instead form a north-south pedestrian and cycle route.
- A multi-functional green corridor is proposed, which will successfully integrate the overhead lines. Both a landscape and ecological buffer will be provided with the adjacent areas of woodland.
- Significant areas of open space and recreational areas including SANGS (Suitable Alternative Natural Greenspace) to the south, which will form a substantial buffer between the development and properties towards the south.
- We are proposing to include a range of residential property types and sizes including a proportion of bungalows within the development, addressing a current unmet need providing downsizing opportunities and reducing visual impact.



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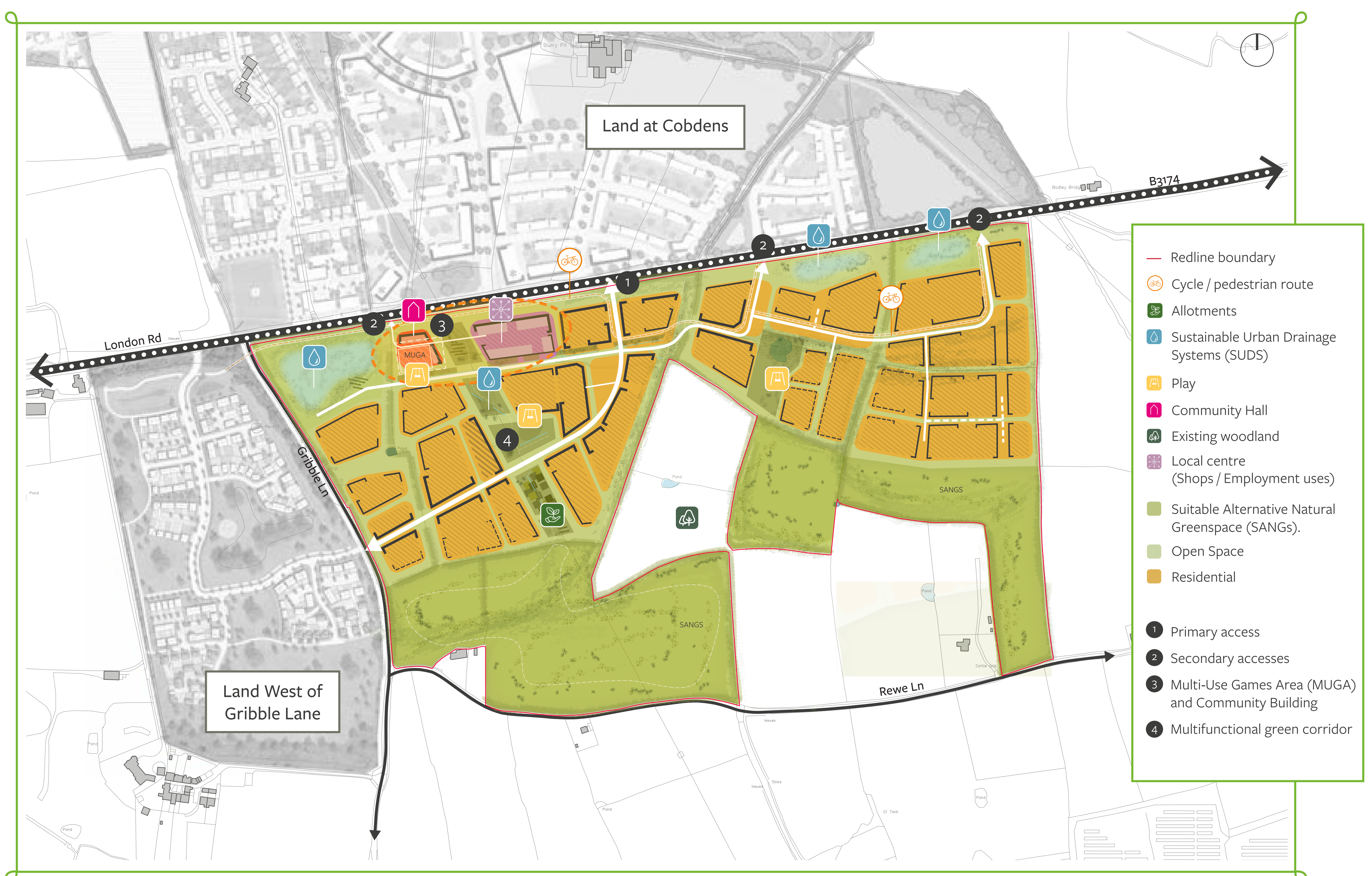


OUR PROPOSALS

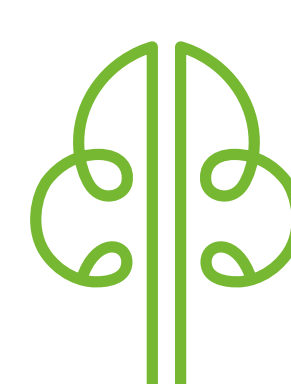
Our concept master plan shows how development could be set out on the site.

We are proposing to provide:

- Around 500 new homes, comprising a mix of properties including a proportion of bungalows, two-storey houses and apartments, creating a high-quality, safe and secure residential environment in an attractive green setting.
- 15% affordable housing available to local households either via affordable rent or shared ownership.
- A new community building and neighbourhood centre which could provide a range of uses including shops and commercial space towards London Road, ensuring these facilities are well-related to the proposed development to the north and within easy reach of residents.
- New multi-functional green spaces including formal and informal play, allotments and amenity space, for the community to enjoy, promoting healthy and active lifestyles.
- The southern part of the site will be dedicated as SANG ('Suitable Alternative Natural Greenspace'). This will provide sustainable opportunities for recreation, with new circular accessible routes created, habitat creation, increasing access to nature, and providing connections provided to the wider landscape.
- Sustainable living sits at the heart of the development, with neighbourhoods designed to be walkable, served by good quality pedestrian and cycle links with roads designed to incorporate bus services.
- Detailed design of the site will ensure that energy demand and carbon emissions are minimized and energy from renewable or low carbon sources is maximised, in accordance with policy CB12 of the Cranbrook Plan.
- The development proposes to connect to the District Heat Network (DHN), which is being extended to serve the expansion areas.



The Grange, Cranbrook, Concept Masterplan



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ACCESS & DRAINAGE

Access

Our transport strategy is formed around reducing the need to travel by car and maximising the ability for people to travel using low carbon modes.

The development is proposed to be accessed from four locations off London Road, each of which will provide access for vehicles, cyclists and pedestrians alike. A link is also proposed to connect to Gribble Lane, which could be used by buses as well as pedestrians, cyclists and emergency vehicles.

The development will encourage active travel between all parts of the site, including the Neighbourhood Centre and the facilities to the north of London Road. Bus routes will be agreed with Devon County Council, with the intention to provide services to the rest of Cranbrook including train station and the wider area.

A Transport Assessment will be submitted with the planning application that will assess the impact that the development has upon the adjacent transport network and identify suitable mitigation/infrastructure to enable the development to be accessed in a safe and sustainable manner.

Vehicle and cycle parking and EV charging provision will be in line with local standards.

Surface Water Drainage

We have considered whether soakaways can be used to address surface water runoff. However, due to ground conditions, they are not suitable. A Sustainable Urban Drainage System (SUDS) will be employed for surface water. SUDS are environmentally beneficial and are used in combination to drain surface water efficiently and sustainably, while minimising pollution and managing the impact on the water quality of local watercourses.

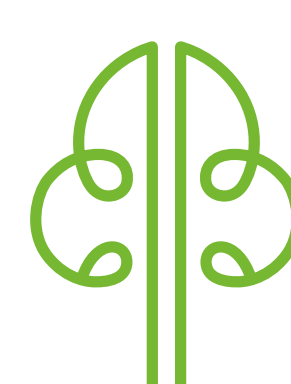
These will be in the form of pond(s) and swales primarily within green corridors within the site, providing an interconnected network of blue infrastructure, and a natural approach to drainage.

Drainage will discharge from the site at a slow (greenfield equivalent) rate to ensure there is no detrimental impact or increase to flood risk either on site or downstream.

A significant allowance for climate change will be planned for, so these water retention features will be larger than what is required. The ponds would also incorporate wetland planting which also has ecological benefits.



Access Strategy Plan



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ECOLOGY & LANDSCAPING

Ecology

The planning application will be supported by a detailed Ecological Impact Assessment and Biodiversity Net Gain Assessment. These will include all ecological survey data obtained for the site together with the proposed avoidance, mitigation and enhancement measures. A long-term management plan will be designed to ensure habitats and species can thrive into the future.

The site supports a number of mature trees and Devon hedgebanks which will be incorporated into the design where possible to ensure their long-term protection. There are two ponds which will be included within areas of open space, along with new basins which will be designed to provide diverse habitat for amphibians and pollinators.

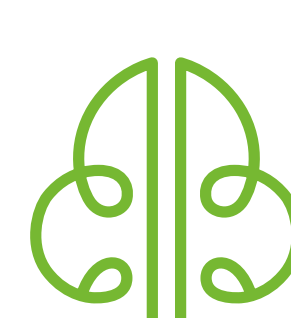
Our proposals for green spaces will deliver a net gain in biodiversity through the creation of wildflower meadow, native scrub, wetland and woodland planting. These measures will also provide habitat for invertebrates, reptiles, amphibians, birds, bats, badgers and hazel dormice. They will also buffer and link to the existing adjacent woodland.

Landscape

The combination of the landform, existing woodland blocks and hedgerows restrict the extent to which the site can be seen from the wider area. This extent will further reduce with the implementation of development to the west of Gribble Lane and north of London Road as part of the strategic expansion of Cranbrook.

Existing woodland blocks will be retained and protected. Tree cover will be increased to reinforce the appearance of the landscape in the long term.

Landscape and ecological buffers of 10m are proposed to be provided within the central part of the site, adjacent to the woodland blocks and hedgerow towards the north. These areas will be maintained as dark corridors for bats, maintaining a key ecological corridors and will be enhanced with species rich native plants to provide opportunities for foraging and shelter.



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COMMUNITY BENEFITS

Our proposals would deliver a number of positive benefits to the local community:

- A bespoke range of open market homes, meeting local identified housing requirements.
- We will also provide affordable homes (15%) ranging in size, that will be made available to local people/families in need, either for shared ownership or affordable rent.
- Over 750 jobs (full time equivalent) are expected to be created on site during the construction phase for the new homes. We are committed to using local sub-contractors and suppliers wherever possible, which will help to support the local economy.
- A community hall, available to the wider local community.
- A new neighbourhood centre, with a range of potential uses and facilities.
- Attractive green spaces created as part of the wider Grange Expansion Area will provide opportunities for habitat creation, attractive amenity space and landscaping.
- Substantial financial contributions towards local infrastructure secured through S106 agreements.
- 4% of properties will be provided as self / custom build plots, providing opportunities for people to design and build their own home.



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NEXT STEPS

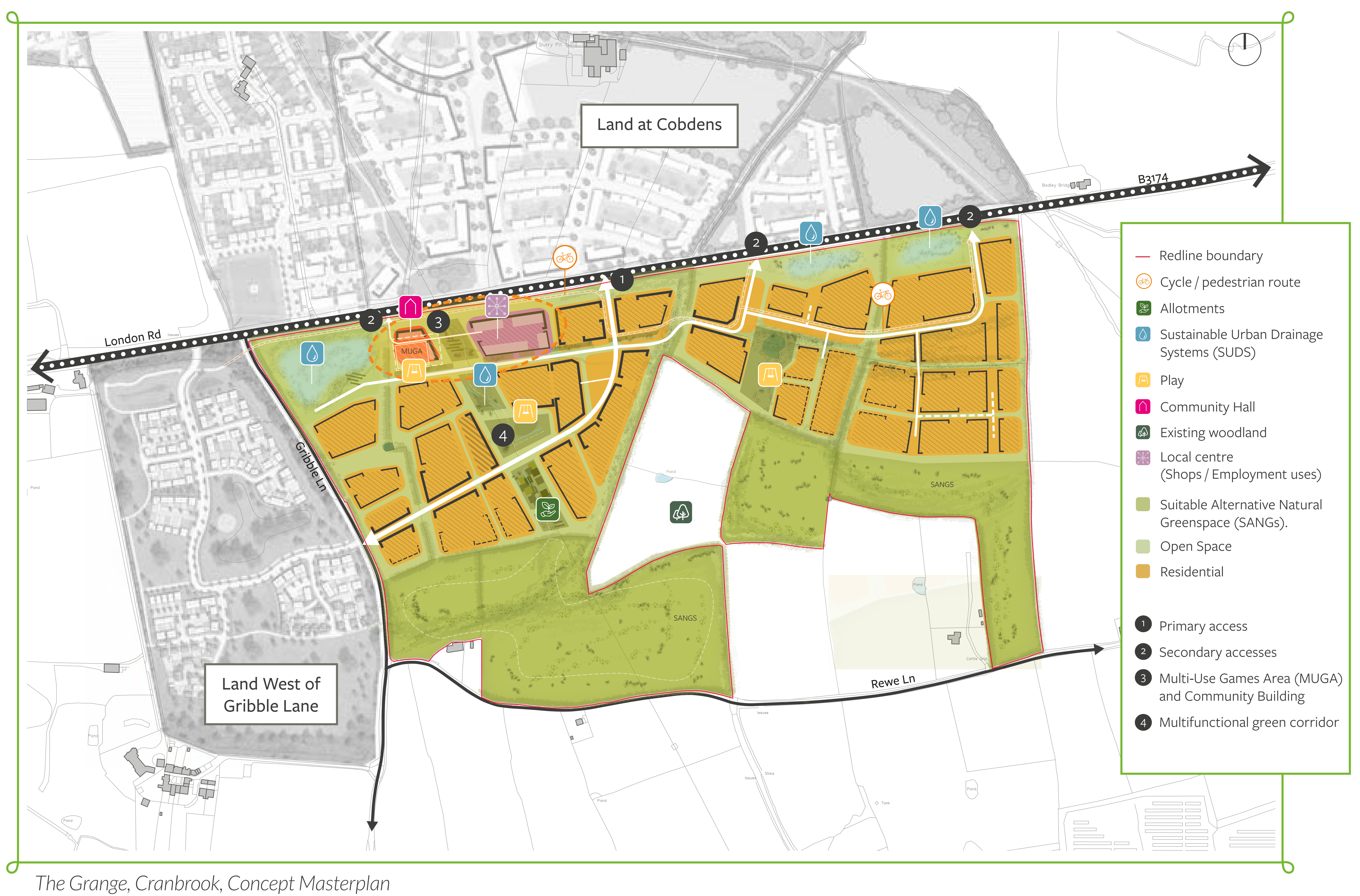
Thank you for taking the time to learn about our plans. Your feedback is invaluable and, where possible and appropriate, we will look to incorporate your ideas into our proposals.

Please complete a feedback form, either here today or online, and let us know what you think.

Once we have reviewed all the feedback, we will finalise our plans and apply for outline planning permission (which seeks to determine the principle of development) to East Devon District Council (EDDC). As part of the application, we will submit a document that summarises the comments received from the local community.

EDDC will then conduct its own statutory consultation before determining the application.

Thank you for your interest.



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