

Agenda for Cranbrook Placemaking Group Monday, 16th September, 2024, 10.30 am

Members of Cranbrook Placemaking Group

L Bayliss, K Blakey, K Bloxham, H Gent, S Hawkins, T Olive (Chair) and S Randall Johnson

Venue: Conference Room, Younghayes Centre, Cranbrook

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- 1 Minutes of the previous meeting held on 1 July 2024 (Pages 3 - 6)
- 2 Apologies
- 3 Declarations of interest
Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)
- 4 Public speaking
Information on [public speaking is available online](#)
- 5 Matters of urgency
- 6 Confidential / exempt items
To agree any items to be dealt with after the public (including the Press) have been excluded. There are no items which officers recommend should be dealt with in this way.
- 7 Electricity supply (Pages 7 - 9)
- 8 Town Centre masterplan (Pages 10 - 14)
- 9 Cranbox (verbal update)
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- 11 Forward plan (Page 26)
- 12 Move More Cranbrook and Place Partnership (verbal update)

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[Decision making and equalities](#)

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EAST DEVON DISTRICT COUNCIL**Minutes of the meeting of Cranbrook Placemaking Group held at Conference Room, Younghayes Centre, Cranbrook on 1 July 2024****Attendance list at end of document**

The meeting started at 9.30 am and ended at 10.20 am

1 Declarations of Interests

There were no declarations of interests.

2 Public Speaking

There were no members of the public registered to speak.

3 Matters of Urgency

There were no matters of urgency.

4 Confidential/exempt Items

There was one confidential/exempt item discussed under item 9.

5 Town Centre Masterplan

Before the start of the meeting Councillor Todd Olive was elected Chair for the Group and in the absence of the Chair panel members agreed that an EDDC Cranbrook Ward Member would chair the meeting.

Councillor Todd Olive, Chair, welcomed everyone to the meeting and introductions were made around the table.

Thea Billeter, the Cranbrook New Community Manager provided an update on the progress on the town centre masterplan following the initial consultation undertaken in 2023. The following fundamental changes to the service requirements were noted which had been made through the stakeholder's meetings:

- Devon and Somerset Fire and Rescue – will not know if a fire station is required until a risk analysis has been completed. It was noted that Section 106 monies would be payable in relation to this building.
- Devon and Cornwall Police – would require an area of approximately 150 – 250 sq.m. but this needs to be formally confirmed by the Police Authority.
- Devon County Council – may no longer wish to pursue a stand-alone building.

It was advised there was a delay in the current timeline for the production of the masterplan. This was due to the review on the service requirements taking much longer than expected and the work needed to develop the Cranbox proposals. It was now anticipated that the masterplan document would go to the Strategic Planning Committee on 3 October 2024.

During discussions the following questions were asked:

- In response to a question raised by Councillor Kim Bloxham about whether the Police Authority had been provided with a timescale for a formal response about its requirement for a police station, it was noted that although it was important to keep the pressure on Devon and Cornwall Police for a formal response, the Force does not want an individual building but is happy to co-locate with someone else. Councillor Kevin Blakey agreed with maintaining the pressure and reported that the last information received from the Police Authority was the request for six desk spaces, six permanent car park spaces and the use of showers which he advised could also be shared with the Fire and Rescue Service.
- Clarification was sought from Councillor Henry Gent about whether Devon County Council and Cranbrook Town Council were planning to share a building. It was noted that discussions were taking place about this, but it was early days.
- In response to a concern raised about the officer resourcing issue to allow the continuation of both the masterplan and Cranbox it was advised that although additional officer support could be explored the main driver for the delay in the timeline was the time taken to get clarity from other organisations about their service requirements.
- Clarification was sought by Janine Gardner, Clerk to Cranbrook Town Council about whether there was outline planning consent for the town centre. It was noted that all the outline planning applications had lapsed.

The Chair acknowledged Members concerns about the delay from the Police Authority and the Fire and Rescue Service and asked Councillor Henry Gent about whether Devon County Council could put pressure on these authorities to help speed up the formal responses. Councillor Gent was happy to assist and asked for some suitable wording. Andy Wood, Director of Place (interim) advised he was happy to provide the wording.

RESOLVED:

That the new timetable for the production of the town centre plan be endorsed that will result in a final document being presented to Strategic Planning Committee on 1 October 2024.

6 Implementation Plan

Members received an updated report on specific projects and responsibilities for the delivery of key assets and services. It was noted the following projects had been completed and removed from the RAG:

- Approval of planning consent for Treasbeare and Cobdens;
- Several town council projects including the pump track.

Other projects updates included:

- Cranbox;
- DCC Community Building;
- Extra Care Housing – TC1 ongoing;
- Town Centre works including an update on the supermarket.

During discussions the following points were noted:

- It was suggested to formally write to the Chairman and Chief Executive of Morrisons in order to encourage them to bring forward the fit and opening of the supermarket. This letter was needed in advance of a Morrisons Board meeting in August which would consider how to move forward.

- It would be useful to obtain a programme of events which would be beneficial for future non-domestic rates payments currently not being paid and for job recruitments for local people.
- An update was sought on the land for a new primary sub-station which was yet to be secured. It was noted that there was an option to secure the transfer of up to 2 ha. of land for energy uses at Treasbeare and that the National Grid Electricity Distribution were also working on a number of options on how they could deliver the energy to this area.
- It was suggested there was a need to make a specific agenda item for the National Grid and to invite a representative from the National Grid to attend a future meeting to give an update.
- An update was sought on the public consultation for the London Road upgrade and it was queried how much the total cost would likely to be. Nicola Wilson, Devon County Council's Principal Planning Officer could not provide an update and advised she would follow this up. The Cranbrook New Community Manager advised that although the upgrade had not been costed the works to date had been designed with costs in mind to help lower vehicle speeds and to leave in place critical items of infrastructure.
- It was queried why EDDC were asking for quotes from external law firms to undertake the Community Governance Review as this would be costly. In response it was advised that this was EDDC's preferred route and was the most expeditious way of taking forward the Review.
- It was pointed out on the list of projects that the rollout of district heating networks final investment decision would be made in May 2024. In response it was advised this was incorrect and due to ongoing negotiations it would need to go back to Cabinet in October 2024 to seek a final investment decision.
- It was pointed out that green hydrogen plants generate a lot of heat which could potentially be harnessed in district heating networks.

7 **Forward Plan**

The Director of Place (interim) presented the current forward plan and advised of the following amendments:

- To add the National Grid and to invite a representative to the next meeting.
- To change the decarbonisation of district heating to Quarter 4: October to December 2024.

Following discussion it was agreed to also include:

- A progress report on the Community Governance Review.
- An item on leisure provision.
- To formally agree the Terms of Reference.
- To consider inviting the East Devon New Community Partners to the next meeting.

8 **Cranbox**

The meeting moved into a private session.

The report before the panel gave an update on Cranbox which was a project developed by EDDC and Cranbrook Town Council to deliver new commercial floorspace within Cranbrook Town Centre.

Clarity was required about the progression of the proposed devolution deal with Devon and Torbay and associated funding streams. Irrespective of this the intent was to continue to develop the project.

Attendance List

Councillors present:

- K Blakey (EDDC)
- K Bloxham (EDDC)
- T Olive (EDDC)
- L Bayliss (Cranbrook Town Council)
- H Gent (DCC)

Councillors also present (for some or all the meeting)

- I Barlow (EDDC)

Officers in attendance:

- Andrew Wood, Director of Place (interim) (EDDC)
- Thea Billeter, Cranbrook New Community Manager (EDDC)
- Naomi Harnett, Delivery Manager (EDDC)
- Wendy Harris, Democratic Services Officer (EDDC)
- Alexandra Robinson, (CTC)
- Janine Gardner, (CTC)
- Nicola Wilson, Principal Planning Officer (DCC)

Apologies:

- S Hawkins (EDDC)
- S Randall Johnson (DCC)
- S Ratnage (DCC)
- E Freeman (EDDC)

Chair

Date:



Report to: Cranbrook Placemaking Group

Date of Meeting 16 September 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Electricity supply

Report summary:

It is the responsibility of National Grid Electricity Distribution (NGED) to determine how and from where the expansion areas of Cranbrook will be provided with an adequate electricity supply. The network in the locality is relatively constrained and will require new reinforcement works in order to deliver such supply. NGED have been actively looking at how to manage the forthcoming demands at Cranbrook and in the wider West End of East Devon.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That the Cranbrook Placemaking Group notes the work of National Grid Electricity Distribution in seeking to ensure that there is adequate network capacity to cater for the electrical loading arising from the expansion of Cranbrook.

Reason for recommendation:

The statutory responsibility for electricity supply lies with NGED and is a strategically important component for the timely and successful expansion of the town.

Officer: Thea Billeter, New Community Manager, tbilleter@eastdevon.gov.uk, 01395 571687

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information None

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
 - Carbon neutrality and ecological recovery
 - Resilient economy that supports local business
 - Financially secure and improving quality of services
-

Report in full

1. Formerly known as Western Power Distribution, National Grid Electricity Distribution (NGED) is the regional electricity distribution division of National Grid. They are responsible for distributing electricity across the south west (and other regions of England and Wales).
2. Electricity can also be distributed via an Independent Network Distribution Operator (IDNO), who is a company licenced by OFGEM to own and operate electricity networks. They are responsible for all future operation, maintenance and fault repairs on the network they own. They may also choose to construct their own networks. At Cranbrook to-date it is an IDNO (GTC) who have been constructing and operating the electricity network for the New Community partners site.
3. There is a third type of company that can build electricity networks and these are known as an Independent Connection Provider (ICP). They have to build to agreed standards and quality for adoption either by an IDNO or by NGED.
4. Works to build an electricity network or new connections to a network are split into 'contestable' and 'non-contestable'. Contestable works are the elements of works that can be undertaken by an ICP or IDNO rather than NGED. Non-contestable works are those that must be completed by NGED or their appointed agenda. Of relevance to the topic of electricity supply to Cranbrook, only NGED can design upstream reinforcement works associated with new connections/networks and determine the point of connection to the electricity distribution system.
5. The existing electricity network in the locality of Cranbrook will require reinforcement in order for the expansion area developments to be provided with an adequate supply.
6. Officers have been having discussions with NGED for a few years now about how they plan to reinforce the network to ensure that there is going to be adequate and timely supply of electricity not just for the expansion of Cranbrook but also for other nearby developments in the West End.
7. Thoughts on how best to achieve such network reinforcement are dependant upon the total electrical load required to serve the developments and also the timescales for ramping up to the total demand.
8. In proposing to continue with the use of a district heating system for Cranbrook's expansion areas, electrical demand and loading will be significantly lower than the alternative of utilising electrified heating and hot water systems (e.g. air source heat pumps). This has the benefit of spreading energy demands across technologies and lowering the electrical load in a part of the district that already has network constraints. At the time of writing, the council has not given final sign off to the business case for the district heating interconnector project and has not begun procuring a new energy service company (ESCO) for the expansion areas; these delays have presented some uncertainty for the developers of the expansion areas in calculating their required electrical load. It is anticipated that Cabinet will receive a paper relating to these projects by the end of 2024.

9. NGED representatives are going to attend this meeting of the Cranbrook Placemaking Group to update committee members on their current plans for network reinforcement and what the timescales for these works are.

Financial implications:

There are no direct financial implications resulting from the report.

Legal implications:

The legal issues are covered in the report (2855/Sept/ALW)

Report to: Cranbrook Placemaking Group



Date of Meeting 16 September 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Cranbrook Town Centre Masterplan

Report summary:

Progress is being made on the production of the Cranbrook town centre masterplan, with plans and supporting text being drafted.

The council's Strategic Planning Committee is meeting weekly during the month of October in order to move forward with the new Local Plan, which is a corporate priority. To help keep the agendas clear for Local Plan items, it is proposed that the masterplan now be presented to the committee on 29 October 2024 instead of 1 October 2024. This additional 4-week delay will also enable officers to further refine the masterplan, take on board the feedback of the Cranbrook Placemaking Group and engage with stakeholders.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That the Cranbrook Placemaking Group note the progress made on the town centre masterplan to-date and provide feedback to guide the refinement and completion of the masterplan
2. That the Cranbrook Placemaking Group agree to the town centre masterplan document being presented to Strategic Planning Committee at their meeting of 29 October 2024

Reason for recommendation:

It is important for the members of the Placemaking Group to have the opportunity to guide the content of the masterplan and feedback from the members on the current plans and text will assist with its refinement and completion.

A further 4-week delay to the sending of the masterplan to Strategic Planning Committee will allow the Committee to prioritise their work on the council's Local Plan and will allow time for further work on the masterplan to be completed.

Officer: Thea Billeter, Cranbrook New Community Manager, tbilleter@eastdevon.gov.uk, 01395 571687

Portfolio(s) (check which apply):

Climate Action and Emergency Response

Coast, Country and Environment

Council and Corporate Co-ordination

- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact High Impact

The delivery of Cranbrook town centre will have a high impact upon the community as a whole, including those with protected characteristics and the production of the masterplan has the ability to influence and frame how these will be accommodated and catered for. An Equalities Impact Assessment will accompany the final masterplan. As individual projects progress, they will also need to be subject of Equalities Impact Assessment by the respective project teams.

Climate change Medium Impact

Risk: Medium Risk; East Devon District Council owns land in Cranbrook town centre and is due to take transfer of most of the remaining town centre land when relevant development triggers are reached.

Links to background information Cranbrook Town Centre masterplan - [Agenda for Strategic Planning Committee on Tuesday, 13th February, 2024, 10.00 am - East Devon](#) Cranbrook Town Centre masterplan - [Agenda for Cranbrook Placemaking Group on Monday, 1st July, 2024, 9.30 am - East Devon](#)

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

Masterplan structure and content

1. At the previous meeting of the Cranbrook Placemaking Group the following broad headings/themes for the masterplan were set out:
 - a. Context and background including why this approach is being taken forward
 - b. What outcomes are desired for the town and the town centre
 - c. Provide direction on what should be achieved, what should be built where possible, how to build a detailed picture of what to do and develop
 - d. Recommend how the next stages of development can be located and designed
 - e. Plans to be included – constraints and opportunities, buildings whose future location is known, recommended stages of development, indicative plan on public realm, range of suitable development heights.

As the masterplan has been drafted, some of the elements of these headings have moved such that they interlink with one another. For the ease of setting out what is in the document, this report nevertheless sticks to the headings as detailed above.

2. Context and background – This section details the history of the town, summarising in particular the facilities and services delivered to date, the Cranbrook Economic Development Strategy, Our Place Plan, Cultural Development Strategy, the Cranbrook Plan and the findings of the 2023 town centre community consultation. It also details the age and demographic profile of Cranbrook and how this makes the needs of the community different

to other East Devon towns, the existing and future land ownership structure and why we need to seize the opportunity for a masterplan now.

3. What outcomes are desired – Setting a purpose of the strategy, with key priorities being:
 - a. Resilience and flexibility – user needs and customer demands change as time passes and it is imperative that spaces and buildings are designed flexibly so that they have alternative futures without rebuilding;
 - b. Community identify and cohesion – designing a town centre that encourages social interaction and builds strong social networks, it must be equally attractive and accessible to the whole community;
 - c. Local enterprise – opportunities for businesses to establish, thrive and grow. We know that there is lots of enterprise in Cranbrook already and the town centre will be a core location for the local economy.
4. These outcomes will be achieved through:
 - a. Helping to direct design in order to give the town centre a high quality architectural distinctiveness;
 - b. Stimulating and directing development;
 - c. Providing clear direction on what should be achieved and what should be avoided so that the town centre is fit for purpose;
 - d. Recognising the necessity for flexibility so that spaces have alternative futures as needs and demands change;
 - e. Addressing the wider determinants of health – enabling a broad range of employment; providing places and spaces where social bonds and good relationships can be fostered.
5. Provide direction on what should be achieved, detailing a focus on linking places and spaces to make the heart of the town as legible as possible to navigate in line with the community priority to make the town centre pedestrian and cycle friendly, a place where people want to spend time and travel to by active or public transport.
6. It is acknowledged that visitors to the town centre will also arrive by private car. A representative for Morrisons has verbally confirmed that the supermarket car park will be available for visitors to the town centre with a 2 - 3 hour time limit (precise time TBC) so can serve other town centre facilities, not just the supermarket. This is positive news as there is inadequate space in the town centre to provide significant additional parking. The strategy should be to provide minimal additional car parking across the town centre beyond that for staff and those with additional needs who benefit from parking close to the place they are visiting.
7. Key viewpoints and locations of key buildings are identified, including views along Court Royal, Tillhouse Road, from the country park and the direction of the Cranberry Farm public house and beyond. These key views translate into locations for frontages and areas where development will need to be high quality and distinctive. Distinctiveness is important to help with legibility, which is particularly important for people who struggle with orientating themselves and way-finding, such as those with dementia.
8. The Tillhouse Road frontage on parcel TC2 forms one side of the town centre high-street and needs to be active and have features that encourage interaction with passing people, maximise vibrancy and the chances of business success such as regular narrow shop-fronts and a diverse, changing offer. The aim is to provide space that encourages visits to the town centre as a destination for social, leisure, creative and cultural purposes rather than a simple focus on retail activity.
9. A link with the country park was highlighted as a community priority in the 2023 town centre consultation. It's proposed that this is incorporated through a series of linked green public

open spaces between the town square proposed on TC2 and the existing informal pedestrian access to the country park.

10. How the boundary between the Morrisons car park and the remainder of TC4e is addressed is important. The car park is cut into the land such that there is a low but steep embankment up to TC4e, with the TC4e land being at grade with Badger Way. It is officers' view that this space is prominent in the public realm and rather than back a development on to it or tuck a car park in the location behind a building, an alternative strategy is to use the space to provide further space for movement by walking and cycling, following the natural desire line diagonally across the parcel.
11. There are routes into TC4 from the Crannaford green lane to the east, from the path running to the north of Morrisons linking Court Royal with Elm Drive (the road to the nursery) and from Tillhouse Road to the north and Badger Way to the south. Routes from each direction will be joined wherever possible to maximise connectivity across the parcel and integrate the health and wellbeing centre, leisure centre and other uses on the site with the rest of the town centre and, in turn, linking the town centre with the residential development around it as best as possible.
12. Recommend how the next stages of development can be located and designed – for this section we now have a much clearer picture on key buildings for the town centre.
13. The Tillhouse building will be located on TC2 to the north of the town square under construction on TC4a, set behind a second town square. The size of this square is yet to be set and a steer from members on the expectations for this space would be of assistance.
14. Cranbox will provide flexible space on parcel TC2 and is a key priority that will be taken forward as the first development on TC2 once the land transfer has completed. A precise location will be determined in tandem with the separate project for Cranbox and will determine if it is set around the second square or at the western end of TC2, utilising the access and road proposed as part of the Extra Care scheme. For either location there will be an element of the development that will front onto Tillhouse Road. Officers note that members have expressed that Cranbox should provide an adaptable building or structure that allows for temporary uses and an ongoing process of change, enable provision of a high-volume of space at low cost and occupies a permanent site. It is seen as being critical to allowing Cranbrook to both develop a Unique Selling Point (USP) to encourage visits from the wider community and enable the community to build a diverse and resilient indigenous economy.
15. There is inadequate space on TC2 to locate the leisure centre and health and wellbeing centre together with the Tillhouse and Cranbox and so it is recommended that they are instead sited on TC4. Here they will adopt a campus style approach as is important to locate these facilities alongside one another to increase the success of social prescribing from the services operating from the health and wellbeing centre using the facilities and services offered within the leisure centre.
16. Following Cabinet approval in March 2024, the council commissioned an options appraisal and implementation plan of its Leisure & Built Facilities Strategy. This work has been ongoing and has involved consideration of how a leisure centre at Cranbrook will fit into the wider leisure estate and of the needs of the community in this part of the district. As a result of this work, it is the intention that the leisure centre in the town centre be accommodated on the basis that it will include a swimming pool, gym and fitness studios but without a sports hall. There is already a sports hall that is used by the community (outside school hours) at the Cranbrook Education Campus and a second one at the Broadclyst Leisure Centre adjacent to Clyst Vale Community College and it is therefore felt to be unnecessary to include a third facility in the town centre.

17. This decision not to accommodate a sports hall as part of the leisure centre is beneficial for placemaking as the size and nature of a sports hall (being a minimum of 34.5m x 20m x 7.5m high plus storage and changing) meant that finding a suitable location for a leisure centre with sports hall within the town centre was very challenging and if achieved would be likely to be at the cost of significant reduction in the quality of the public realm.
18. At the time of writing we are still awaiting an update from Devon and Somerset Fire and Rescue Service regarding the outcome of their risk analysis for Cranbrook and so it remains unclear if a fire station is required. If one is required within the town centre and depending upon service needs, it will be accommodated on TC4.
19. There is a role for additional housing development on the town centre land covered by the masterplan. This can be accommodated above ground floor level or on the periphery of TC2 and potentially also on parts of TC4. Housing development needs to be high density to reflect the town centre location and help support services within it.

Next steps

20. At the meeting of the Cranbrook Placemaking Group in July 2024 a new timetable was endorsed that would see the masterplan be presented to the council's Strategic Planning Committee on 1 October 2024. The production of the new Local Plan is a top priority for the council and has resulted in the Strategic Planning Committee now having weekly meetings scheduled throughout the month of October in order to get through all the matters requiring addressing so that a regulation 19 version of the Local Plan can be published within the expected timeframe of a new National Planning Policy Framework. The Local Plan must take corporate priority over the town centre masterplan and it is therefore proposed that the masterplan is now presented to Strategic Planning Committee on 29 October to enable Strategic Planning Committee to remain focussed on the Local Plan.
21. These additional 4 weeks will also give officers time to refine the masterplan and better take on board feedback from the Cranbrook Placemaking Group and other stakeholders in advance of presenting a final version of the document to the Strategic Planning Committee.

Financial implications:

There are no direct financial implication resulting from the report.

Legal implications:

The legal issues are covered in the report (2855/Sept/ALW)

Cranbrook Placemaking Group

Implementation Plan

September 2024

Background and Context

The Terms of Reference for the Placemaking Group include a specific objective as follows;

To develop an Implementation Plan for the delivery of key assets and services in the town and ensure that the Implementation Plan includes a clear understanding of the following in relation to individual assets;

- *the strategic business case;*
- *who the client is;*
- *the business plan;*
- *the brief and specification;*
- *the budget and funding package, including sources of funding;*
- *procurement strategy;*
- *project management and delivery;*
- *ownership and management of facilities;*
- *the ongoing service delivery model and associated costs.*

Framework

Looking forward the following are considered to be some of the key events during 2024;

- A final investment decision being taken in relation to the district heating interconnector project
- Completion of a masterplan and delivery plan for the town centre

These are significant events in themselves and collectively are of seminal importance in terms of how the town will develop and be governed going forward. It therefore stands to reason that the Placemaking Group will need to be sighted on and input to key decisions, for example through input to draft reports or responses to planning applications.

Topics

Alongside specific events there are also recurring topics which are sufficiently strategic as to demand the attention of the Placemaking Group. The provisional list of items for the next year is outlined below;

- Management of greenspace including suitable alternative natural greenspaces
- Health and wellbeing provision – the links to potential availability of funding from the One Public Estate programme and other to progress the Health & Wellbeing Hub concept
- Town centre – including the delivery of Cranbox, the Tillhouse building and wider masterplan
- Devon County Council related infrastructure – this includes the proposed community facilities, transport and education improvements
- Sport England Pilot/Place Partner status

It is anticipated that reports on specific topics will be scheduled into specific Placemaking Group meetings.

Local Infrastructure Fund

There is a long history of revolving infrastructure funds being utilised in Cranbrook to accelerate the delivery of critical infrastructure. This is an important cash flow tool and one which is likely to become ever more essential for coordinating infrastructure delivery for the expansion areas of Cranbrook.

East Devon District Council's Cabinet considered a series of reports focused solely on Cranbrook in July 2022. This included proposals to establish a £40m Local Infrastructure Fund. It is essential that this Fund is now operationalised in the form of bringing forward specific investment proposals. This is an intensive process as it will require an understanding of the detailed delivery of large-scale capital projects and the mechanism through which funds will subsequently be recouped.

At present the following projects are considered to be strong candidates in terms of being essential infrastructure which, with the benefit of forward funding, will help to unlock development and achieve wider place making objectives;

- Upgrading of London Road – to facilitate 30mph along its length
- Delivery of the next primary school
- Upgrading of the power supply

These are complex projects which will require dedicated time and effort to develop. There are other projects which could also be forward funded. The oversight of the Board will be required to guide the operation of the Local Infrastructure Fund.

Implementation Plan

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Town Centre						
Cranbox	Modular space proposals including food and beverage uses. To be funded through Enterprise Zone programme subject to completion of feasibility study/business case.	TBC/Enterprise Zone	Cranbrook Town Council – subject to final agreement.	Business Case: Funding Construction	A Feasibility study showed significant increased costs which will affect overall viability. Looking to procure architects to design viable scheme.	Janine Gardner CTC Naomi Harnett EDDC
Masterplanning of TC2 and other public sector acquired land	Masterplanning of TC2 and TC4b, c, d & e needed to ensure suitable distribution of uses, good urban design, place making and to facilitate exploration of funding and delivery partners. Linked exercise to the Tillhouse (CTC office, mini square and parking) and Health, Wellbeing and Leisure hub.	TBC	EDDC/CTC/DCC	Autumn 2024	A Public consultation completed. Stakeholder engagement highlighted service changes. Document in production to go to SPC in October 2024.	Thea Billeter EDDC
Tillhouse building	Town Council office building including community space. Link with wider masterplanning exercise (above). Challenge to close the anticipated budget gap.	Budget TBC S106 of £592,500	Cranbrook Town Council	TBC	A Anticipated budget gap requires quantifying	Janine Gardner CTC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					before the source(s) of the balance of funding can be identified. In discussions with DCC re. co-location.	
DCC Community Building	Multi use building providing flexible space for the delivery of County Council services including children's, library and youth, and other social and community services as required, to be provided on Parcel TC4b	Budget s.106 contributions + shortfall from external funding	DCC	TBC	<p>A</p> <p>Outline planning permission granted 22.7.20 but now lapsed. Town Centre DCC Deed of Variation signed 11.12.23. Now awaiting transfer of land and payment of first contribution (both now late) EDNCP have said they will provide a clean site and have provided a ground contamination survey which confirms no contamination. Exploring co-location with CTC or other facilities as part of the town centre masterplanning process.</p>	Sarah Ratnage / Nicola Wilson DCC
Extra Care Housing	Housing with on-site care for older people with 55 self-contained homes. DCC places adults eligible for care with funding assistance into the homes. To be delivered on TC1 to be transferred.	Developer capital funded with Homes England funding / s.106 contributions	LiveWest under an initial Development Agreement and long-term Nominations	Completion March 2028	<p>A</p> <p>Discussions ongoing regarding land transfer & legal agreements.</p>	Nicola Wilson / Carly Trego DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
			Agreement with DCC		Increasing concern about delays to land transfer. Currently awaiting confirmation that the site is fully serviced with surface water drainage and site access, plus provision of supplemental ground investigation report.	
Health, Wellbeing and Leisure Hub	Feasibility study to determine specification for future Health & Wellbeing Hub. Work to be commissioned in conjunction with the NHS Devon. Will draw on previous studies/evidence.	£90k from One Public Estate programme Match funding from EZ programme	EDDC/CCG	TBC	A Feasibility study for health planning and service requirements completed late Summer 2023. Now on hold while site location established through masterplan exercise and opportunities for co- location explored.	Thea Billeter EDDC NHS Devon
Town Centre planning applications	Determination of applications relating to: Supermarket and town square Parade of shops Nursery Highway infrastructure plans x 2	N/A	New Community Partners/HDD Cranbrook Town Council for square	Planning Permission issued May 2022 Construction completion summer 2024	A Planning applications now approved. Construction commenced August 2022. Supermarket and nursery leases have been taken up by end occupiers, supermarket fit out	Thea Billeter EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					expected to be completed end November '24 but no date for nursery at present. Only phase 1 of high street under construction, with PC expected summer 2024.	
Phase 2 retail acquisition	EDDC commercial acquisition of the HDDL Phase 2 ground floor retail/commercial units	Prudential borrowing?	EDDC	Summer 2023	R Negotiations currently on hold pending progress with the Cranbox proposals.	Andy Wood EDDC
Community governance						
Community governance review	Completion of community governance review to determine future extent of the Cranbrook parish in conjunction with the Cranbrook Plan.	N/A	EDDC lead the process of completing the review.	TBC	G Cranbrook Plan adopted October 2022. EDDC Council agreed in July 2024 to fund resource to restart the review process. Quotes to be sought from law firms to undertake the review.	Melanie Wellman EDDC
Expansion areas						

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Bluehayes – main site	Up to 850 homes, primary school (or at Treasbeare), mixed use area, open space, allotments, SANGS	N/A	Taylor Wimpey and Hallam Land Management		G Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement	Thea Billeter/Liam Fisher EDDC
Bluehayes - SANGs	Change of use of agricultural land at Elbury Meadows to SANGS.	N/A	Taylor Wimpey and Hallam Land Management		G Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.	Thea Billeter/ Liam Fisher EDDC
Treasbeare	Up to 915 homes, primary school (or at Bluehayes), neighbourhood centre, 5ha employment land, sports hub and pavilion, 5 G&T pitches, land for energy centre expansion, open space, allotments, SANGS	N/A	Carden Group/Redrow Homes		Planning application approved June 2024. Initial discharge of condition request (condition 10) approved.	James Brown EDDC
Cobdens – main site	Up to 1435 homes, primary school, SEN school, part of neighbourhood centre, 10 G&T pitches, place of worship, cemetery, open space, allotments, SANGS	N/A	Persimmon Homes		Planning application approved April 2024. Initial discharge of condition requests submitted.	James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Cobdens – Farlands	Up to 260 homes, part of neighbourhood centre, junior football pitch, open space	N/A	Cranbrook LVA LLP		G Planning application pending consideration	James Brown EDDC
Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		A Planning application now subject to a resolution to approve. Applicant not keen to discuss the bulk of the s106 until the education provision clauses have been agreed. Ongoing discussion with applicant's agent on this point.	James Brown/Ben Chesters EDDC
Grange – main site	Up to 600 homes, part of neighbourhood centre, community building, open space, allotments, SANGS	N/A	Baker Estates Ltd		G Two outline planning applications received for a total of 539 homes plus expected infrastructure. Initial consultation period ends 16/09/2024	Ben Chesters/James Brown EDDC
Community Infrastructure						

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	Awaiting service connections	Janine Gardner CTC
Wheeled Sports Facility	Provision of a wheeled sports facility in the town centre.	S.106 - £250k indexed	Cranbrook Town Council	TBC	Facility opened December 2023.	Janine Gardner CTC
Phase 3 Country Park NEAP	Neighbourhood Equipped Area of Play in Phase 3 of the Country Park (renamed Stone Meadow)	s.106	Cranbrook Town Council	TBC	G Delivery will depend on final basin 2c/town centre drainage scheme.	Janine Gardner CTC
Trim Trail	Trim trail in Phase 3 of the Country Park (renamed Stone Meadow)	s.106	Cranbrook Town Council	2024	G Trim trail relocation agreed and Town Council procuring September 2024.	Janine Gardner CTC
Pump Track	Pump track for wheeled sports facility envisaged in Phase 3 of the Country Park (renamed Stone Meadow)	Sport England, Town Council and other	Cranbrook Town Council	April 2024	Facility opened March 2024	Janine Gardner CTC
Ingrams MUGA	685m ² MUGA to be sited at the Ingrams sports site.	S106	Cranbrook Town Council	TBC	G Town Council re-procuring September 2024.	Janine Gardner CTC
Local Infrastructure Fund Mobilisation of £40m revolving infrastructure fund to accelerate the delivery of critical infrastructure.						

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Electricity capacity	Bringing forward a new Bulk Supply Point to ensure that there is available electricity capacity/supply to support ongoing development. Link also to installation of charging points for EVs.	£14m	EDDC/DCC/WPD	2025	<p>R</p> <p>National Grid have now devised an alternative strategy to release capacity. Rules regarding serving development changed April 2023 which means that upgrade is likely to be funded by National Grid. Land for a new primary sub-station yet to be secured.</p>	Andy Wood EDDC
London Road	Comprehensive package of works to reduce design speed to 20/30 mph and prioritise active travel.	Total cost not ascertained £2.253m (indexed to Q1 2020) from expansion areas S106	DCC as highway authority		<p>R</p> <p>Brookbanks commission from DCC complete. DCC in house project completed to deliver a concept design. No further budget identified to progress to detailed design.</p> <p>Developers have put forward schemes across their own frontages - DCC will work with these designs as part of the overall concept design.</p>	Brian Hensley – DCC Kenji Shermer - EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Report considered by the former Cranbrook Strategic Delivery Board in February 2024.	
Primary school	Accelerated delivery of first primary school in the expansion areas, either at Treasbeare or Cobdens, to ensure school places are available to meet the growing population.	£8m - £12m depending upon which school	DCC as education authority		A Devon County Council now confirmed strong preference for next school to be delivered at Cobdens. Discussions held with Persimmon re. this and wording on land transfer etc. included in signed s106. Confirmation of Free School funding for SEN school and DCC working with DfE to deliver this.	Simon Niles DCC
District heating						
Roll out of district heating network	Decarbonising the existing district heat network and ensuring that it rolls out to the expansion areas will support the large scale delivery of low and zero carbon development. The preferred solution is to utilise recoverable heat from heat sources at Hill Barton.	Circa £31m, with £10.076m funding from HNIP programme	EDDC	2024	A Invitation to Tender published February. Final investment decision will be made in October 2024.	Andy Wood EDDC

Cranbrook Placemaking Group

16 September 2024

Forward Plan

<p>Quarter 3: July to September 2024</p>	<ul style="list-style-type: none"> • Review of specific town centre projects • Position regarding Leisure Centre provision • Decarbonisation of district heating • Management of Suitable Alternative Natural Greenspace – preferred approach
<p>Quarter 4: October to December 2024</p>	<ul style="list-style-type: none"> • Town centre masterplan to SPC • Develop Cranbox proposals • Interim management of assets outside Cranbrook Parish boundaries
<p>Quarter 1: January to March 2025</p>	<ul style="list-style-type: none"> • Cranbox planning application determination •

Andy Wood

Director of Place (Interim)

September 2024