

Agenda for Cranbrook Placemaking Group Monday, 20th January, 2025, 9.30 am

Members of Cranbrook Placemaking Group

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

Venue: Conference Room, Younghayes Centre, Cranbrook

Contact: Wendy Harris, Democratic Services Officer;

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(or group number 01395 517546)

Date: Friday, 10 January 2025



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- 1 Minutes of the previous meeting held on 18 November 2024 (Pages 3 - 5)
- 2 Apologies
- 3 Declarations of Interest
Guidance is available online to Councillor 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 is one item which Officers recommend should be dealt with in this way.
- 7 Discussion with Cranbrook New Community Partners
- 8 Move More Cranbrook and Sport England Place Partnership (Pages 6 - 9)
- 9 Public Transport and London Road (Pages 10 - 12)
- 10 Implementation Plan (Pages 13 - 24)
- 11 Forward Plan (Page 25)
- 12 Local Government (Access to Information) Act 1985 - Exclusion of Press and Public

The Chair to move the following:

“that under Section 100(A)(4) of the Local Government Act 1972 the public (including the Press) be excluded from the meeting as exempt information, of the description set out on the agenda, is likely to be disclosed and on balance the public interest is in discussing this item in private session (Part B)”

PART B

13 Cranbox (Pages 26 - 29)

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chair has the power to control public recording and/or reporting so it does not disrupt the meeting.

Members of the public exercising their right to speak during Public Speaking will be recorded.

[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 18 November 2024

Attendance list at end of document

The meeting started at 9.30 am and ended at 10.31 am

20 Minutes of the previous meeting held on 16 September 2024

The minutes of the previous meeting of the Cranbrook Placemaking Group held on 16 September 2024 were agreed.

21 Apologies

Apologies received from Councillor Kevin Blakey and Sam Hawkins.

22 Declarations of Interest

None.

23 Public speaking

None.

24 Matters of urgency

None.

25 Confidential / exempt items

None.

26 Cranbrook Town Centre

The Group received a report confirming that the Strategic Planning Committee had endorsed the Cranbrook Town Centre Masterplan at their meeting on 29 October 2024.

It was noted that the masterplan ensured there was a coordinated approach to the delivery of the public buildings in the town centre and that individual projects were managed as part of an overarching programme.

It was acknowledged that having a coordinated approach to the delivery of additional development in the town centre was important for the vitality and vibrancy of the town and to ensure the right facilities were brought forward to support the growing community.

The Group received an update and noted the following:

- Work to transfer Parcel TC2 progressing.
- Health provision – location identified
- Sport facility – successful funding bid from Sport England

The Group recognised the importance of the governance arrangements for the masterplan and it was noted that the Group would receive details of how East Devon District Council and Devon County Council would work together on the masterplan with an update being presented to the next meeting in January 2025.

RESOLVED:

1. That the Cranbrook Placemaking Group note the endorsement of the Town Centre Masterplan by the Strategic Planning Committee
2. That the Cranbrook Placemaking Group note the establishment of a programme to provide coordination and oversight of individual town centre projects.

27 **Cranbox**

The Group received a verbal update and during consideration the following was noted:

- Dedicated EDDC resources now in place
- Funding – draft agreement in preparation

RESOLVED:

That the update on Cranbox was noted.

28 **Cranbrook public transport and movement**

The Group received a verbal update on the Cranbrook public transport and movement and during consideration noted the following:

- Timing for improved public transport links and parking
- Priority for cyclists and pedestrians minimising facilities for car usage
- Route expansion to railway station

The Group agreed to invite a representative from Devon County Council to submit a report to a future meeting setting out the priorities for public transport, cycling and pedestrians including route viability for Cranbrook.

RESOLVED:

1. That the update was noted.
2. To invite a representative from Devon County Council to submit a report setting out the priorities for public transport, cycling and pedestrians including route viability for Cranbrook.

29 **Forward Plan**

The Group considered the Forward Plan covering the period up to June 2025.

RESOLVED:

That the Cranbrook Placemaking Group Forward Plan was noted.

30 **Implementation Plan**

The Group received the Implementation Plan which set out the progress on a number of key actions and noted the update.

RESOLVED:

That the Implementation Plan was noted.

31 **Consortium Completions Programme**

The Group received a verbal update on the Consortium Completions Programme and requested that a representative from the Consortium was invited to the next Group meeting to discuss timescales for their activity.

RESOLVED:

1. That the Consortium Completions Programme was noted.
2. That a representative from the Consortium was invited to the next meeting to discuss timescales for their activity.

Attendance List

Councillors present:

K Bloxham (EDDC)

T Olive (EDDC)

H Gent (DCC)

Councillors also present (for some or all the meeting)

A Bailey (EDDC)

B Bailey (EDDC)

Officers in attendance:

Thea Billeter, Cranbrook New Community Manager (EDDC)

Ed Freeman, Assistant Director Planning Strategy and Development Management (EDDC)

Naomi Harnett, Corporate Lead (Interim) – Major Projects & Programmes (EDDC)

Nicola Wilson, Principal Planning Officer (DCC)

Andrew Melhuish, Democratic Services Manager (EDDC)

Councillor apologies:

K Blakey

S Hawkins

Chair

Date:

Move More Cranbrook – Sport England Place Partnership

Update: Cranbrook Placemaking Group

Monday 20th January 2025

General background

The Move More Cranbrook programme and steering group is the local mechanism for delivering the outcomes and associated projects of the long term partnership with Sport England.

This was established and embedded as a result of funding from Sport England through their Local Delivery Pilot scheme started in 2018.

Further detail on the national programme can be found here: [Place partnerships | Sport England](#)

Information on the local programme can be found here: [Live and Move](#)

Representation of the Move More Cranbrook steering group includes:

- Live & Move (Place Partnership team for Exeter & Cranbrook)
- East Devon District Council (officers and member rep)
- Cranbrook Town Council
- LED Leisure
- Cranbrook Education Campus
- Livewest
- Wellbeing Cranbrook
- Public Health Devon
- Active Devon

The group is Chaired by local resident and physical activity champion Matt Rowett and is the forum for developing local projects to help tackle inactivity in Cranbrook.

Place Partnership Bid

The latest Sport England Strategy: Uniting the Movement, focussed more resources at local delivery, taking the learning from the Local Delivery Pilots. Extended funding for 'deepening' local place partnerships was announced in November 2023. Exeter and Cranbrook (Live and Move ; Move More Cranbrook) embarked on local stakeholder engagement and ran a series of workshops in January/February 2024. This work helped to develop a 'Place Partnership' bid to Sport England to extend the partnership to 2028.

[More people taking part in physical activity in Exeter and Cranbrook - Exeter City Council News](#)

The revenue bid was successful and is worth c£2.3m over three years from April 2025 to March 2028. This seeks to enhance and strengthen the partnership work to date and embed long term physical activity strategy in Exeter and Cranbrook.

Specifically, the outcomes are to continue to:

- Tackle physical inactivity
- Embed active lifestyles in local policy and across different sectors
- Tackle inequalities through more people being more active

The resource will provide ongoing funding in Cranbrook for:

- Project Management capacity
- Move More Cranbrook priorities to support families to be active
- Connecting Communities through Wellbeing Cranbrook
- Supporting aspirations to increase Active Travel in Cranbrook
- Share the learning and identify opportunities to scale work across East Devon

Sport England wish to see local investment to support the long-term sustainability and local ownership of the work. One way of embedding the work in East Devon beyond Cranbrook could be through sharing the learning and influencing policy/programmes/approaches across the district but no decision has yet been taken by East Devon District Council as to how take this forward.

Highlights of the work to date

The partnership between Exeter City Council, East Devon District Council and a range of local stakeholders, including Cranbrook Town Council, has developed a strong local Move More Cranbrook network, committed to tackling inactivity and improving active lifestyles in Cranbrook. During the current funding period 2019 – 2024 there have been some notable successes achieving significant impact in Cranbrook:

- Events in partnership with **Cranbrook Running Group**, a colour run and Santa Run attracting over 100+ participants
- Working in partnership with Cranbrook Education Campus and Devon County Council, establishing **EX5 Alive**, a family hub offering wellbeing, activity and general life skills support to families in Cranbrook
- Establishing **Wellbeing Cranbrook** with a new Community Connector (wellbeing referrals) and Community Builder (social action projects)
- £20,000 contribution toward the **Pump Track** construction and organising launch with Cranbrook Town Council
- Establishing a **Community Grants programme**
 - 21 projects funded since 2020
 - £49,000 awarded
 - 100's of residents engaged
 - Cranbrook Running Group, Cranbrook Strollers, CEC, LED, Exe Nordic Walkers amongst range of community groups and organisations delivering to a wide range of ages/demographics.
- Sport England capital investment towards **Ingrams Pavilion**
- Funding and delivering **Town Centre Consultation** for future active community use

Alongside this there is a vibrant activity programme in the Country Park, an established Junior parkrun, emerging strong local community sports club and groups, and effective partnership work with both schools. Collectively the impact

across partners, as well as Move More Cranbrook activity is significant and the town should be proud.

Local Active Lives Survey

The impact of physical activity and wellbeing levels is tracked annually through the delivery of a Local Active Lives survey. Over 2000 residents across Exeter priority areas and Cranbrook are consulted using a local bespoke version of the national active lives survey.

The 2024 survey has highlighted:

- Continued reductions in inactivity levels
- A narrowing inequality gap for both women and people from ethnically diverse backgrounds
- Single occupancy car journeys remain at high levels in Cranbrook compared to Exeter and the national average

The data and analysis provides real time granular insight into physical activity trends at LSOA level across Exeter and Cranbrook. This is a novel, unique and academically robust way of tracking physical activity levels to help inform and evaluate the work at population level.

Further information can be found here via the data dashboard link: [Microsoft Power BI](#)

Through the Place Partnership bid we have secured resource to continue the local active lives survey until 2028, which will then provide 10 years of quality local data.

Wellbeing Cranbrook

New roles were created in Cranbrook in 2021 to develop a Wellbeing Cranbrook model as part of Wellbeing Exeter. The story of Wellbeing Exeter and recent impact and resources for Wellbeing Exeter and Cranbrook can be found here: [Impact | Wellbeing Exeter | Exeter](#)

There is a Community Connector role and Community Builder role in Cranbrook supporting individual resident and community wellbeing. Detail of the roles can be found here: [CONNECTIONS | Wellbeing Exeter | Exeter](#)

The most recent Wellbeing Cranbrook newsletter highlighting progress and opportunities can be found here: [Cranbrook Newsletter - Winter 2024 \(wellbeingexeter.org.uk\)](#)

In March 2024 East Devon District Council committed funding to sustain the Wellbeing Cranbrook posts for the 2024/25 financial year subject to a number of conditions being met. The posts were hosted by Exeter Community Initiatives, who are the organisation that host all the Community Builders in Exeter.

An MOU has been drafted to formalise the partnership between East Devon District Council and Exeter City Council to deliver the Wellbeing Cranbrook model.

From 1st April 2025 a new local delivery partner is sought to host the roles and continue the impactful work of the Wellbeing Cranbrook model. Additional local

financial resources are required to match fund the Sport England Place Partnership funding to extend and embed these roles in local health and community settings.

Governance

The Move More Cranbrook Steering Group will continue to meet quarterly to help shape and deliver the operational programme required to meet the outcomes of the Sport England Place Partnership.

To strengthen the governance it is proposed that the Move More Cranbrook Steering Group will report regularly to the Cranbrook Placemaking Board to help shape future priorities and proposals of the programme and also, critically, to align with the strategic direction of the town and wider ambitions for the place.

The MOU with Exeter City Council for 2024/25 provides a platform to further strengthen this relationship and deliver the outcomes for 2025 to 2028 and secure long-term legacy from the investment and progress to date on improving active and healthy lifestyles in Cranbrook.

Report author - James Bogue, Place Partnership (Sport England) Manager, Exeter City Council



Cranbrook Placemaking Group- Briefing Note 20th Jan 2025

Cranbrook Public Transport

Present public transport position

Cranbrook is presently served primarily by Stagecoach service 4. This is operated entirely commercially, i.e. the service does not require financial support from Devon County Council.

Service 4 operates seven days a week and provides a direct link from Cranbrook to Honiton Road, Heavitree, Exeter City Centre, Exeter St Davids Station and Exeter University, offering access for education, retail, health and work (i.e. Exeter Logistics Park, SkyPark, Science Park, Sowton Ind Estate, RD&E Hospital, the city centre and University campuses):

- Monday – Friday 12-minute peak frequency, 15-minute off-peak
- Saturday 15-minute frequency
- Sunday two journeys per hour
- First journey from Cranbrook 0445
- Last bus from Exeter City Centre 2345

Services 44/44A from Honiton and Ottery St Mary operate via London Road at least hourly Monday – Saturday.

The present frequency is the best of any settlement into Exeter in terms of frequency and spread of the day, this being more frequent than services from Exmouth, Newton Abbot and Tiverton.

Most settlements around Exeter have one route into the City – for example Tiverton, Cullompton, Crediton and Ottery St Mary. Only larger towns such as Exmouth and Newton Abbot have more than one route, with those being at lower frequencies. This reflects the present approach of having simple, frequent routes, rather than low-frequency variations.

In addition to the bus service, Cranbrook has a rail service with an hourly frequency to Exeter and London Waterloo, offering a highly competitive 9 minute journey time into the city centre.

Future development of public transport

As part of its Bus Service Improvement Plan, Devon County Council is installing intelligent traffic control through Heavitree and extended peak bus lane operation times to improve bus journey time reliability.

Cranbrook will also benefit when the service will be converted to operation by electric buses later this year.

The new developments in Cranbrook include S.106 funding to improve the service and increase its coverage, reaching the new parcels that will also see in time the delivery of a spine road linking London Road to Cranbrook railway station.

The present vision would see the service frequency increase to every ten minutes which would allow alternate journeys to operate via Bluehayes or the present route via Younghayes Road and then operate a loop around the Cobdens and Grange developments. The Treasbeare development would be served by an improved service 44, or an extension of service B from the Science Park (see illustrative plan appended).

The longer term aspiration for the rail line is to secure a 30-minute frequency between Exeter and Honiton (including Cranbrook); however, this will be dependent on significant national Government investment to deliver sections of double track between Honiton and Exeter.

Cranbrook future developments, access points and future contributions.

Cranbrook is envisaged to materially grow as a settlement for a number of years based on the adopted Cranbrook Plan. The allocated expansion areas are obligated (through the IDP and secured through s106 agreements) to pay proportionate financial contributions towards public transport enhancements whilst aiding the delivery of pedestrian, cycle and bus links and services as part of their design plans. The detail/triggers of which for the s106 agreements that have been signed (Cobdens and Treasbeare to date) can be found in the planning portal.

Not only will this help encourage and promote internalisation of trips in the town assisted by the development of the town centre and as neighbourhood centres evolve and develop. Through the growth, permeable and accessible routes for public travel across Cranbrook and to wider areas will be created. An example of this is highlighted in Policy CB24 of the Cranbrook Plan which will see the delivery of (along with the help of the build out of the expansion areas) non-motorised user routes across Cranbrook, broadly following London Road and subsequently feeding into wider pedestrian/cycle networks.

DCC has been heavily involved, particularly over the past year in creating a concept design for this vision of how Cranbrook will look in time, where further dialogue and collaboration with relevant stakeholders is anticipated to move this scheme forward in the future.

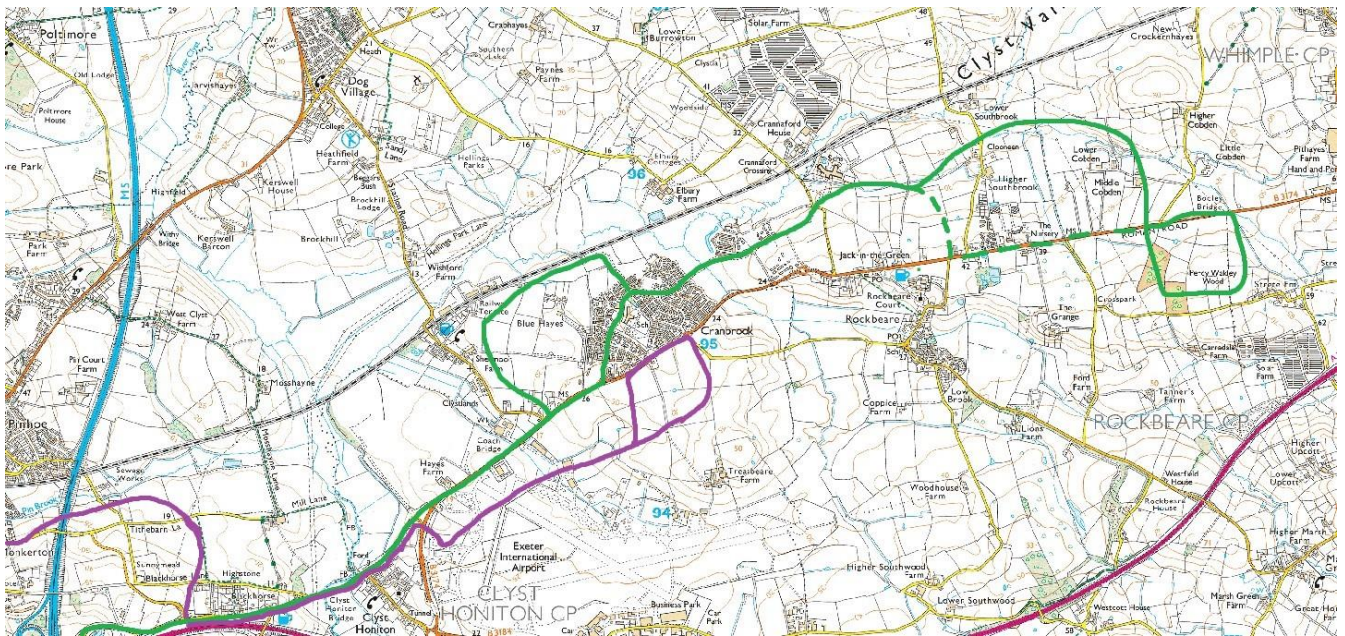
Allocated expansion areas within the Cranbrook Plan are also (following extensive discussions with DCC) delivering traffic calming measures on London Road, not only to materially reduce vehicle speeds but to also create a harmonised environment with non-motorised users that will aid in achieving an integrated community of Cranbrook, interlinking new and existing parcels.

The nature of vehicular access points put forward in the planning process are designed by applicants/developers. Whilst DCC are usually consulted on the intended proposals at early stages, we are not primarily a design service, yet we seek to ensure that what is delivered enables the public highway to operate effectively and safely, complying with the relevant design standards. This is aided by understanding the traffic impact for respective proposals through transport assessments and traffic modelling and relevant policy compliance.

Having multiple controlled/signalised arrangements in close proximity can compromise the operation of the primary road arteries that are seen as corridors of movement, carrying much higher volumes of

traffic. A balance needs to be achieved between areas serving a place function and those providing a strategic movement function. Larger schemes expected to come forward as part of the Cranbrook Plan are likely to see more than one vehicular access into and out of the sites, which will shape the nature of accesses and the crossing facilities that may be considered necessary. The type, whether a refuge, a zebra crossing or signal controlled will need to take into account the likely pedestrian demand and potential desire lines as well as the volumes of traffic on the main route.

It is important that a balance is struck for London Road in providing permeable access for non-motorised users in line with the masterplan for the future build out of Cranbrook and its vision, while also seeing London Road having resilience to serve as a secondary relief road whether there are issues on the main local route through the town or in the event that the A30 bypass is temporarily closed.



Appendix: Draft Future Bus Enhancements for Cranbrook

Cranbrook Placemaking Group

Implementation Plan

January 2025

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 2025;

- A final investment decision being taken in relation to the district heating interconnector project
- Completion of a delivery plan for the town centre and the establishment of project teams for key town centre projects
- Delivery of Cranbox

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, leisure centre and wider masterplan
- Devon County Council related infrastructure – this includes the proposed community facilities, transport and education improvements
- Sport England 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 a health and wellbeing hub
- Delivery of a leisure centre
- Delivery of the next primary school

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	<p>A</p> <p>Funding confirmed subject to legal agreement. Planning application in preparation and architect appointed. Some concerns about ability to meet funding deadline for delivery.</p>	Janine Gardner CTC Frances Wadsley 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	<p>G</p> <p>Masterplan endorsed by EDDC's SPC October 2024.</p>	Thea Billeter EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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 before the source(s) of the balance of funding can be identified. In discussions with DCC re. co-location. Concept designs in preparation.	Janine Gardner CTC
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	A 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 (consortium) 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 delivery.	Sarah Ratnage / Nicola Wilson DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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 Agreement with DCC	Completion March 2028	<p>A</p> <p>Discussions ongoing regarding land transfer & legal agreements. Increasing concern about delays to land transfer. Currently awaiting amended transfer agreed from the EDNCP's (Consortium's) solicitor.</p>	Nicola Wilson / Neil Pack DCC
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	<p>A</p> <p>Feasibility study for health planning and service requirements completed late Summer 2023.</p> <p>Leisure centre in EDDC Leisure Strategy. Potential for funding and support from Sport England as part of Place Partner status.</p> <p>Formal projects for both elements to be established now that</p>	Thea Billeter EDDC NHS Devon

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					location has been fixed in the masterplan.	
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	G Construction commenced August 2022. Supermarket opened December 2024. Nursery lease taken up but fit out not yet begun. Only phase 1 of high street constructed, with first units now occupied. Phase 2 land subject of enforcement notice for unauthorised development and temporary planning application going to EDDC planning committee 28/1/25 with recommendation for approval.	Thea Billeter EDDC
Town Centre highway uplift works	Completion of uplift works on Tillhouse Road and Court Royal. Amongst other works, includes removal of central island on Tillhouse Road, widening of pavement, provision of pedestrian crossings and tree planting.	EDNCp (consortium)	EDNCp (consortium)	Summer/Autumn 2025	R Planning permission was issued for the works in March 2023 but they have not yet begun. Existing permission and legal agreements don't	EDNCp (consortium) EDDC for discussions over timetable of works

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					obligate delivery in a set time scale.	
Phase 2 retail acquisition	EDDC commercial acquisition of the HDDL Phase 2 ground floor retail/commercial units	Prudential borrowing?	EDDC	Summer 2023	<p>R</p> <p>Financial offer to purchase has been rejected by the New Community Partners.</p>	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	<p>G</p> <p>Cranbrook Plan adopted October 2022. EDDC Council agreed in July 2024 to fund resource to restart the review process. Bevan Britten appointed to undertake the review.</p>	Melanie Wellman EDDC
Expansion areas						
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		<p>G</p> <p>Planning application now subject to a resolution to approve. Negotiations</p>	Thea Billeter/Liam Fisher EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					underway regarding the s106 agreement	
Bluehayes - SANGs	Change of use of agricultural land at Elbury Meadows to SANGS.	N/A	Taylor Wimpey and Hallam Land Management		 <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</p>	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
Cobdens – Farlands	Up to 260 homes, part of neighbourhood centre, junior football pitch, open space	N/A	Cranbrook LVA LLP		 <p>Planning application now subject to a resolution to approve. Negotiations beginning regarding the s106 agreement.</p>	James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		<p>G</p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</p>	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		<p>G</p> <p>Two outline planning applications received for a total of 539 homes plus expected infrastructure. Initial consultation period ended 16/09/2024. Various matters to be resolved following consultation.</p>	Ben Chesters/James Brown EDDC
Community Infrastructure						
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	Awaiting permanent electricity 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	<p>G</p>	Janine Gardner CTC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Delivery will depend on final basin 2c/town centre drainage scheme.	
Trim Trail	Trim trail in Phase 3 of the Country Park (renamed Stone Meadow)	s.106	Cranbrook Town Council	2024	G Installation anticipated November/December 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 Installation anticipated November/December 2024.	Janine Gardner CTC
Local Infrastructure Fund Mobilisation of £40m revolving infrastructure fund to accelerate the delivery of critical infrastructure.						
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	R National Grid have now devised an alternative strategy to release capacity. Rules regarding serving development changed April 2023 which means that upgrade is	Andy Wood EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					likely to be funded by National Grid. Land for a new primary sub-station yet to be secured but National Grid actively exploring options.	
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 – DCC exploring opportunities, including bidding for CIL money.</p> <p>Developers have put forward schemes across their own frontages - DCC will work with these designs as part of the overall concept design. Report considered by the former Cranbrook Strategic Delivery Board in February 2024.</p>	Brian Hensley – DCC Kenji Shermer - EDDC
Primary school	Accelerated delivery of first primary school in the expansion areas, either at	£8m - £12m depending	DCC as education authority		<p>A</p>	Simon Niles DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
	Treasbeare or Cobdens, to ensure school places are available to meet the growing population.	upon which school			Devon County Council now confirmed strong preference for next school to be delivered at Cobdens. Confirmation of Free School funding for SEN school and DCC working with DfE to deliver this. All parties looking to collaborate for early delivery.	
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	<p>A</p> <p>Invitation to Tender published February 2024. Paper went to Cabinet November 2024.</p>	Andy Wood Naomi Harnett EDDC

Cranbrook Placemaking Group

20 January 2025

Forward Plan

	Report	Decision
Quarter 1: January to March 2025	<ul style="list-style-type: none"> • Develop Cranbox proposals • Town Centre programme governance • Health and Wellbeing hub – next steps • Position regarding Leisure Centre provision • Place Partner status 	<ul style="list-style-type: none"> • Cranbox planning application determination (by EDDC) • Transfer of TC1 and TC2
Quarter 2: April to June 2025	<ul style="list-style-type: none"> • ESCo for expansion areas • Education provision • Management of Suitable Alternative Natural Greenspace – preferred approach • Decarbonisation of district heating • Town Centre Delivery Plan 	<ul style="list-style-type: none"> • Investment decision on decarbonisation of district heating by EDDC
Quarter 3: July to September 2025	<ul style="list-style-type: none"> • Interim management of assets outside Cranbrook Parish boundaries • London Road upgrade 	

Andy Wood

Director of Place

January 2025

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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