

## Agenda for Cranbrook Placemaking Group Monday, 17th March, 2025, 9.30 am

### Members of Cranbrook Placemaking Group

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

**Venue:** Conference Room, Younghayes Centre, Cranbrook

**Contact:** Wendy Harris, Democratic Services Officer;

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(or group number 01395 517546)

7 March 2025



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- 1 Minutes of the previous meeting held on 20 January 2025 (Pages 3 - 9)
- 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 three items which officers recommend should be dealt with in this way.
- 7 Cranbrook Public Transport Briefing Note (Page 10)
- 8 PAS Report - update on actions  
Verbal report.
- 9 Community Governance Review  
Verbal report.
- 10 Leisure Centre  
Verbal report.

- 11 Implementation Plan (Pages 11 - 23)
- 12 Forward Plan (Page 24)
- 13 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**

- 14 Health and Wellbeing Provision (Pages 25 - 34)
- 15 Wellbeing Cranbrook  
Verbal report.
- 16 Cranbox - discussion following East Devon Cabinet Item (Pages 35 - 40)

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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 20 January 2025**

#### **Attendance list at end of document**

The meeting started at 9.35 am and ended at 11.57 am

#### **32 Minutes of the previous meeting held on 18 November 2024**

The minutes of the previous meeting of the Cranbrook Placemaking Group held on 18 November 2024 were agreed.

#### **33 Declarations of Interest**

There were no declarations of interest.

#### **34 Public speaking**

There were two members of the public present. Sarah Thorne from Inspiring Connections South West CIC and Vicky Harris from Wellbeing Exeter & Cranbrook wished to speak at Minute 38 – Move More Cranbrook and Sports England Placemaking Partnership.

#### **35 Matters of urgency**

There were no matters of urgency.

#### **36 Confidential/exempt items**

There was one matter dealt with in this way recorded at Minute 43.

#### **37 Discussion with Cranbrook New Community Partners**

The Chair welcomed everyone to the meeting and invited Fran Walker, Associate Director at Brookbanks (Project Managers for the Cranbrook New Community Partners) to address the following issues that had been raised by the Group.

##### Landscaping for the Ingram Sports Pitches

The Consortium have now appointed a contractor to undertake the planting which will include planting at the south west boundary of the road up to the pitches and also the centre of the car park island. Cranbrook Town Council will be advised when the date has been confirmed which is hoped to be in March 2025.

The Town Council Clerk sought clarification on the outstanding legal costs for the sports pitches. The Associate Director advised that communications were still ongoing with Groundfix about seeking the retention payments.

##### Playparks

All the locations that needed connections for water and electricity have now been located with several connections needing road crossings. Water drawings were still being chased from South West Water.

Councillor Bloxham raised concerns about the location plans that did not identify the specific locations and made a request for a more precise zoomed out map that clearly identified each location. The Associate Director confirmed this would be provided tomorrow.

Councillor Bloxham also raised concerns about the continued lack of communication at the monthly partners meetings held by the Town Council and emphasised the need for the right level of people to attend to actually get things done. The Associate Director confirmed that she would be attending the next partners meeting and would also ensure that a Director or equivalent from each of the Consortium developers would attend as well.

### Skatepark

Conversations were still ongoing with South West Water over the confusion to where their water main is located in the footpath. A survey has been completed which did show a water main and a further meeting has been arranged to discuss its connection.

The electricity plan has been received from GTC which would be shared with the group after the meeting. The rights to enter the footpath will be confirmed after the payment has been received.

### Basin 2c

The contractor tenders have now been received and a preferred contractor has been suggested to the Consortium. The works should commence the second week of April but this will be dependant on the water levels. If they are too high the work will not be able to start. The work programme and the appointment of the contractor would be provided after the meeting.

Councillor Bloxham raised concerns about disruption to the parcel of land in Stone Barton as well as the school traffic. The Associate Director advised that the works access to Basin 2c would go over the town centre parcel to avoid construction traffic going past the school.

### Damage to Country Park

The Associate Director apologised for the damage caused by Terra Firma when they entered onto the land. A site visit had taken place last Friday to rectify this damage. The Group noted that further damage to the same area had been caused by LiveWest who had ignored an email advising not to enter the site. The Associate Director at Brookbanks confirmed that the damage would be sorted before the transfer of TC1.

### Land Transfers

It was confirmed that Clark Willmott was progressing four transfers of public open spaces. These were Littlemead, Rush Meadow Road junction, Yonder Acre Way and the Tillhouse Farm location boundary.

The Town Council Clerk raised concerns that there were still large areas of land that still needed to be transferred. In response the Associate Director at Brookbanks advised that meetings were taking place but it was difficult to obtain the information. To help understand what has been transferred it was agreed that both Fran and the Town Council would compile a spreadsheet of what has been done so far to see if information matched.

### Build return data

The New Community Manager acknowledged receipt of the completion data but highlighted the lack of starts data. A request was made for the starts of the outstanding Taylor Wimpey and Persimmon plots.

#### MLR uplift works

The Consortium have advised that a start date cannot be given until planning permissions have been granted for the town centre housing as money is required beforehand to do these works.

In response the New Community Manager advised that the reason previously given for the delay in commencement was due to the uncertainty of the technology for the supply of heating and hot water to the additional town centre housing meaning that electrical capacity has now been confirmed so the inference is that this different reason means they do not want to spend the money. These works were consented in 2022/23 and the programme of works showed that it would start in Summer 2023 and completed in September 2024. It still has not happened.

The Associate Director advised that about changes to TC1 and TC2 and the need for drop services and waiting for technical approval from Highways which were also the reason the delays.

The New Community Manager expressed her disappointment and concerns with the delay as there were still no safe crossing for school children. She also raised concerns about the pavement that did not go to the edge of the boundary of TC2 which was not acceptable especially as the Council was about to take transfer of TC2 and the impending delivery of Cranbox and highlighted the pavement does not go to the edge of the boundary which was not acceptable.

Although the Chair sympathised that it was the Associate Director first meeting with the group he expressed disappointment with her colleagues that this had not been done even though they have known about this since 2021 and urged the Associate Director to speak to her colleagues for a commitment.

The Associate Director advised she would speak to the Consortium at their meeting on Wednesday.

The Group noted the summary of delays with Cranbrook Town Centre S106 obligations and the Principal Planning Officer (DCC) emphasised the need to transfer the Extra Care Land to Devon County Council as soon as possible. The Associate Director acknowledged this and explained about the issues with the transfer plan. The Associate Director confirmed she would follow up with their solicitor after the meeting.

## 38 **Move More Cranbrook and Sport England Place Partnership**

The Partnership Programme Manager gave a brief overview of the report explaining about a national programme run by Sport England to provide funding to help tackle physical inactivity across Exeter and Cranbrook which brought together strategy organisations to form the Move More Cranbrook Group.

Representation of the Move More Cranbrook includes:

- Live & Move (Place Partnership Team for Exeter & Cranbrook)
- East Devon District Council
- Cranbrook Town Council

- LED Leisure
- Cranbrook Education Campus
- Livewest
- Wellbeing Cranbrook
- Public Health Devon
- Active Devon

The latest Sport England bid to extend the funding to 2028 and become a Place Partner had been successful which secures £2.3m over the next three years with Cranbrook expecting to receive circa £200k up to March 2028 to help continue to tackle physical inactivity and improve active lifestyles in Cranbrook.

The Group were advised from 1 April 2025 there was a need to look for a new local delivery partner to continue the delivery of the Move More Cranbrook and it was suggested that in order to strengthen the governance East Devon District Council should take the lead to maintain the long-term sustainability of the steering group.

The Group noted that although there was funding available there was a need for additional funding to help sustain two part-time Cranbrook posts. These posts were previously hosted by Exeter Community Initiatives.

Public speaker, Sharon Thorne from Inspiring Connections South West CIC and Vicky Harris, Wellbeing Exeter & Cranbrook explained to the Group the reason for their attendance was to flag the urgency for the need to consider funding for the part-time funded Wellbeing Cranbrook post and the funded part-time Cranbrook Community Builder post that were ending at the end of March 2025 which were both essential for the wellbeing of Cranbrook residents.

The Director of Place highlighted that a workshop was needed to agree how these roles would be hosted and to understand the funding for this year and next year.

Questions raised by the Group included:

- How much out of the £6m - £7m funding received from the original Local Delivery Pilot programme was directly spent on Cranbrook. The Partnership Programme Manager advised circa £300k was spent.
- What qualifications did the Wellbeing Cranbrook host require? The advice received included key elements such as being local, have its own governance, connection with the charity commission or body and have experience in community development and health and wellbeing.
- There was a need for a tendering exercise as local groups may be interested and should be explored.
- It was noted that Broadclyst Parish Council had taken on a Community Connector
- It was confirmed that the financial contribution that the future host was expected to fund was to be £200k with an expectation for local resources to support the Sport England funding.

The Chair proposed that Officers should arrange a meeting at the earliest opportunity with core members of the steering group.

**RESOLVED:**

Officers to set up a meeting at the earliest opportunity with core members of the steering group to:

- set out the position of the funding shortfall for this financial year and for the next three years;
- consider the options on how the roles should be hosted and,
- accelerate any procurement requirements.

## 39 **Public Transport and London Road**

The Group received a report on the present position to Cranbrook's public transport which was served primarily by Stagecoach Service 4 operating 7 days a week providing a direct link from Cranbrook to Honiton Road, Heavitree, Exeter City Centre, Exeter St Davids Station and Exeter University. The report also included the Railway Service operating on an hourly service with aspirations to increase this to half hourly services but this would be dependent on significant national Government investment to deliver a passing loop between Honiton and Exeter.

As part of Devon County Council's plans for future development of public transport the Group noted that they would be installing intelligent traffic control through Heavitree and an extended peak bus lane operation system to improve bus journey time reliability. Cranbrook would also benefit from the introduction of electric buses later this year.

The Group noted that as development grows in Cranbrook DCC's present vision would see the bus service frequency increase to every 10 minutes which would allow alternate journeys to operate via Bluehayes and operate a loop around Cobdens and the Grange developments.

Questions included:

- Clarification was sought about public transport connectivity and it was questioned why the bus service did not go to the railway station even when there is a bus stop there. In response the Deputy Director - Planning advised it would require an additional bus as the rail service is hourly.
- Concerns raised about train delays and having a bus stop would allow an alternative mode of travel to avoid being stranded. In response it was suggested that the proposed plan was to split the bus service when Bluehayes is developed which would allow the bus route to the railway station.
- A suggestion was made to have a less frequent bus route that will also service the station.

### **RESOLVED:**

DCC to consider the impact of the bus service to allow it to deviate to the railway station and to update at the next meeting.

Further questions included:

- Clarification was sought on the timescale for the 30 minutes rail service. The Group discussed the two options that SWR & GWR were considering:
  - Whimple Rail Loop which would be extremely costly, or
  - a single loop offering a shuttle option between Cranbrook and Whimple which would be the cheaper option.
- The existing bus service does not give encouragement to people to use public transport as there is no direct route to Sidmouth, Exmouth and other areas. People prefer to use their cars for these journeys.
- Clarification was sought on whether there was enough demand in Cranbrook to provide a direct bus route to Marsh Barton. Although a direct answer could not be given the advice received pointed to the demand not being adequate at present.

#### 40 **Implementation Plan**

The Group received the Implementation Plan which set out the progress and noted the updates taking into account the out-of-date town council items.

Councillor Kim Bloxham, Cranbrook Ward Member suggested there was a requirement to commence discussions on the delivery of the town council offices as the current offices were now at full capacity. The Principal Planning Officer (DCC) acknowledged the request and advised contact would be made with the Cranbrook Town Clerk to discuss further.

The Town Clerk requested an update on the Community Governance Review. The Chair advised he would write to the Chief Executive on behalf of the Cranbrook Ward Members and Cranbrook Town Council to express its urgency.

##### **RESOLVED:**

1. The Community Governance Review to become a standard item on the agenda.
2. The Chair to write to the Chief Executive on behalf of Cranbrook Town Council about the urgency of the Community Governance Review.

#### 41 **Forward Plan**

The Group received the Forward Plan that set out covering the period up to September 2025.

##### **RESOLVED:**

That the Forward Plan was noted and to include the Community Governance Review and serving the railway station as additional items.

#### 42 **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

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).

#### 43 **Cranbox**

The Group received a report on the Cranbox project which had been developed by East Devon District Council in partnership with Cranbrook Town Council to deliver new commercial floorspace within Cranbrook Town Centre by using grant funding from the Devon & Torbay Net Zero Capital Programme.

The Corporate Lead – Major Projects and Programmes updated the Group on the issues that had arisen and asked the Group to consider the proposed approach to enable the scheme to move forward.

##### **RESOLVED:**

That the issues with the Cranbox project was noted and the proposed approach to move forward with the scheme be supported.



**Attendance List**

**Councillors present:**

K Blakey (EDDC)  
K Bloxham (EDDC)  
T Olive (EDDC)  
H Gent (DCC)  
L Bayliss (CTC)

**Also present (for some or all the meeting)**

Fran Walker, Associate Director at Brookbanks (Project Managers for the East Devon New Community Partners)  
James Bogue, Partnership Programme Manager, Exeter City Council

**Officers in attendance:**

Thea Billeter, Cranbrook New Community Manager (EDDC)  
Naomi Harnett, Corporate Lead (Interim) – Major Projects & Programmes (EDDC)  
Wendy Harris, Democratic Services Officer (EDDC)  
Andrew Wood, Director of Place (EDDC)  
Nicola Wilson Principal Planning Officer (DCC)  
Jamie Hulland, Deputy Director – Planning (DCC)

**Councillor apologies:**

S Hawkins  
E Freeman  
S Ratnage

Chair .....

Date: .....

**Cranbrook Placemaking Group - Briefing Note 17<sup>th</sup> March 2025**

**Cranbrook Public Transport**

At the Cranbrook Placemaking Group meeting on 20<sup>th</sup> January 2025 there was a discussion about public transport. DCC was asked to explore with Stagecoach and DCC's public transport team the potential to extend the number 4 bus service to Cranbrook rail station.

The Group is asked to note that Service 4 from Cranbrook to Exeter University is operated commercially by Stagecoach. As such, the routing of the service within Cranbrook is entirely their decision.

Following the January Placemaking Group meeting, DCC has discussed with Stagecoach the potential for the number 4 bus to serve Cranbrook rail station. Stagecoach has provided the response:

"The present timetable offers a frequency of every 15 minutes across most of the day.

To divert via Cranbrook Station would add approximately 1.2 km to each journey and around four to five minutes additional journey time. As journeys would need to serve the Station in both directions this would mean an additional 40 minutes running time and 9.6 kilometres per hour.

While this may not sound a significant increase, the additional journey time cannot be incorporated within the existing vehicle workings without negatively impacting reliability. It would therefore need an additional vehicle adding, which would significantly increase costs. The likely number of passengers using the service to connect with an hourly train service are unlikely to be sufficient to cover the additional costs involved with running an additional bus.

It is also considered that an "in and out" diversion to the Station would be unattractive to passengers travelling to the City Centre and beyond in terms of a slower and less direct journey. There is concern that a slower and less direct journey may impact the present passenger growth.

Later this year the service will be converted to electric buses which will further increase the costs of a diversion, as spare electric buses do not exist within the fleet and to purchase an additional one will cost around £425,000.

For these reasons the diversion is not something Stagecoach would be prepared to consider until a through route is available."

# Cranbrook Placemaking Group

## Implementation Plan

March 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
<b>Town Centre</b>						
Cranbox	Modular space proposals including food and beverage uses. Funding awarded through the Devon & Torbay Net Zero Capital Programme, with EDDC procuring the project	TBC/Enterprise Zone	Cranbrook Town Council – subject to final agreement.	Business Case: Funding Construction	 <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>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
Town Centre Delivery Plan	Production of a delivery plan to identify specific projects, leads for these and a strategy for the delivery of the remaining town centre land and facilities	TBC	DCC/EDDC/CTC	TBC	<b>R</b>  Production not yet begun but see comments below re. The Tillhouse, Health and Wellbeing and Leisure projects	Naomi Harnett EDDC
Tillhouse building	Town Council town centre building. Link with wider masterplanning exercise (above). Challenge to close the anticipated budget gap.	Budget TBC  S106 of £592,500	Cranbrook Town Council	TBC	<b>A</b>  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 prepared and awaiting DCC comment.	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	<b>A</b>  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)	Sarah Ratnage / Nicola Wilson DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					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.	
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	 Planning application submitted and pending consideration. Amended transfer received from the EDNCP's (Consortium's) solicitor.	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	 Feasibility study for health planning and service requirements completed late Summer 2023.  Leisure centre in EDDC Leisure Strategy. Potential for funding and support from Sport England as	Mike O'Mahony Thea Billeter EDDC NHS Devon



Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					<p>part of Place Partner status.</p> <p>Strategic Outline Case in production for Health and Wellbeing facility, led by NHS Devon.</p> <p>Leisure Centre Working Group established by EDDC.</p>	
Town Centre planning applications	<p>Determination of applications relating to:</p> <p>Supermarket and town square</p> <p>Parade of shops</p> <p>Nursery</p> <p>Highway infrastructure plans x 2</p>	N/A	<p>New Community Partners/HDD Cranbrook Town Council for square</p>	<p>Planning Permission issued May 2022</p> <p>Construction completion summer 2024</p>	<p><b>G</b></p> <p>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. Temporary planning permission granted for TW sales centre until 22 August 2025. Enforcement notice remains on land to ensure removal at end of temporary period.</p>	Thea Billeter EDDC



[illegible]

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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><b>G</b></p> <p>EDDC full Council agreed to undertake the CGR on 26 Feb 2025. Stage one consultation to be undertaken Spring 2025.</p>	Melanie Wellman EDDC
<b>Expansion areas</b>						
Bluehayes – main site	Up to 870 homes, primary school (or at Treasbeare), mixed use area, open space, allotments, SANGS	N/A	Taylor Wimpey and Hallam Land Management		<p><b>G</b></p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement</p>	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		<p><b>G</b></p> <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	N/A	Carden Group/Redrow Homes		Planning application approved June 2024. Conditions 10 (flood resilient design and	James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
	and pavilion, 5 G&T pitches, land for energy centre expansion, open space, allotments, SANGS				layout) and 24 (archaeology) discharged. Construction of the ground running enclosure at the airport underway to secure noise mitigation required to facilitate housing.	
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. Land acquisitions now completed. Initial discharge of condition requests submitted. Discussions taking place re. first phase of delivery and schools land transfer but will miss SEND transfer trigger in s106 (April 2025).	James Brown EDDC
Cobdens – Farlands	Up to 260 homes, part of neighbourhood centre, junior football pitch, open space	N/A	Cranbrook LVA LLP		<b>G</b>  Planning application now subject to a resolution to approve. Negotiations beginning regarding the s106 agreement.	James Brown EDDC
Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		<b>G</b>	James Brown/Ben Chesters EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.	
Grange – main site	Up to 600 homes, part of neighbourhood centre, community building, open space, allotments, SANGS	N/A	Baker Estates Ltd		 <p>Two outline planning applications received for a total of 539 homes plus expected infrastructure. Initial consultation period ended 16/09/2024. Negotiations underway to resolve matters arising.</p>	Ben Chesters/James Brown EDDC
<b>Community Infrastructure</b>						
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
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>Delivery will depend on final basin 2c/town centre drainage scheme / possible relocation to town centre/edge of town centre.</p>	Janine Gardner CTC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Trim Trail	Trim trail in Phase 3 of the Country Park (renamed Stone Meadow)	s.106	Cranbrook Town Council	2024	<b>G</b>  Facility opened December 2024.	Janine Gardner CTC
Ingrams MUGA	685m <sup>2</sup> MUGA to be sited at the Ingrams sports site.	S106	Cranbrook Town Council	TBC	<b>G</b>  Facility opened December 2024.	Janine Gardner CTC
<b>Local Infrastructure Fund</b> 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	<b>R</b>  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 but National Grid actively exploring options.	Andy Wood EDDC
London Road	Comprehensive package of works to reduce design speed	Total cost not ascertained	DCC as highway authority		<b>R</b>	Brian Hensley – DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
	to 20/30 mph and prioritise active travel.	£2.253m (indexed to Q1 2020) from expansion areas S106			<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>	Kenji Shermer - EDDC
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		<p><b>A</b></p> <p>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</p>	Simon Niles DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					deliver this. All parties looking to collaborate for early delivery.	
<b>District heating</b>						
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><b>A</b></p> <p>£6.95m GHNF funding now confirmed for project. Project Manager employed to take forward and regular meetings with developers scheduled.</p>	Andy Wood Naomi Harnett EDDC

**Cranbrook Placemaking Group**

**17 March 2025**

**Forward Plan**

	Report	Decision
Quarter 1: January to March 2025	<ul style="list-style-type: none"> <li>• Develop Cranbox proposals</li> <li>• Health and Wellbeing hub – next steps</li> <li>• Position regarding Leisure Centre provision</li> <li>• Place Partner status</li> <li>• Bus services to Cranbrook Station</li> </ul>	<ul style="list-style-type: none"> <li>• Transfer of TC1 and TC2</li> </ul>
Quarter 2: April to June 2025	<ul style="list-style-type: none"> <li>• ESCo for expansion areas</li> <li>• Education provision</li> <li>• Decarbonisation of district heating</li> <li>• Town Centre programme governance</li> <li>• Town Centre Delivery Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Investment decision on decarbonisation of district heating by EDDC</li> <li>• Cranbox planning application determination (by EDDC)</li> </ul>
Quarter 3: July to September 2025	<ul style="list-style-type: none"> <li>• Interim management of assets outside Cranbrook Parish boundaries</li> <li>• London Road upgrade</li> <li>• Mechanism for allocation and spend of Category 4 infrastructure contributions</li> <li>• Management of Suitable Alternative Natural Greenspace – preferred approach</li> </ul>	

Standing item – Community Governance Review

Andy Wood

Director of Place

March 2025



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of the Local Government Act 1972.

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