

Agenda for Cranbrook Placemaking Group Monday, 4th August, 2025, 9.30 am

Members of Cranbrook Placemaking Group

Councillors: L Bayliss, K Blakey, K Bloxham, H Gent, S Hawkins
T Olive, N Vanstone

Venue: Conference Room, Younghayes Centre, Cranbrook

Contact: Wendy Harris, Democratic Services Officer;
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(or group number 01395 517546)
Wednesday, 23 July 2025



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- 1 Minutes of the previous meeting held on 9 June 2025 (Pages 3 - 8)
- 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.
- 7 Education provision (Pages 9 - 11)
- 8 London Road upgrades (Page 12)
- 9 Update on leisure and health and wellbeing projects
Verbal update.
- 10 Community Governance Review
Verbal update.
- 11 Implementation Plan (Pages 13 - 26)
- 12 Forward Plan (Page 27)

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EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Cranbrook Placemaking Group held at Conference Room, Younghayes Centre, Cranbrook on 9 June 2025

Attendance list at end of document

The meeting started at 9.33 am and ended at 11.52 am

1 Minutes of the previous meeting held on 17 March 2025

The minutes of the previous meeting held on 17 March 2025 were agreed as a true record subject to the correction of Councillor Leslie Bayliss' name.

2 Declarations of Interest

There were no declarations of interest.

3 Public speaking

There were no members of the public present.

4 Matters of urgency

There were no matters of urgency.

5 Confidential/exempt items

There were no confidential or exempt items.

6 Discussion with the Cranbrook New Community Partners

The Chair welcomed everyone to the meeting and introductions were made around the table.

The following items were addressed.

Land transfers and existing s106 obligations related to the town centre MOU and draft deed of variation

The New Community Manager sought clarification from the New Community partners (the consortium) as to why there had been some fundamental changes to the town centre deed of variation without any prior discussion with EDDC and DCC. The most significant change related to inclusion of parcel TC1 (extra care land) when the signed MOU had made no reference to this. In response Richard Harrison from Taylor Wimpey, Exeter referred to a January 2021 Cabinet report that stated parcels TC1, TC2 and TC4 would be transferred. Discussions followed about whether this was correct.

The New Community Manager strongly advised that TC1 would not be agreed to be included in the deed of variation and again sought clarification why it this had been included. Although Mr Harrison could not explain why, he gave reassurance that the consortium was very keen to see the delivery of the extra care facility, but it was also important to secure the s106 deed of variation to control the transfers for TC1 and TC2.

Other changes related to:

- The MOU states that TC2 would be offered for transfer 7 days after completion of the MOU and such an offer was made with work currently being progressed on this transfer. New clause states that this land would only be offered for transfer after all three planning applications have been granted, delaying the completion of the transfer.
- TC4C is stated as being offered for transfer to DCC but should be amended to read 'transfer to EDDC' in line with the MOU)
- The financial contributions to Cranbrook Town Council are not acceptable to them as the MOU is silent on indexation.
- The deed of variation would result in the omission of the requirement to offer to transfer TC4B. This is not acceptable.

In response to the other changes Mr Harrison from Taylor Wimpey advised that there was a make sure the provisions in the MOU were in the s106 deed of variation to give all parties clarity but said in the meantime he would welcome receipt of EDDC's workstream priorities. The New Community Manager advised she would set up a meeting.

Delays e.g. with retrofitting play areas with electricity and water

Fran Walker, Associate Director of Brookbanks advised that the electricity service connections had been put out to tender and they were currently waiting for a work programme and costings and that a meeting had been arranged with South West Water on 26 June 2025 to discuss the water connection.

Delays with the delivery of play areas as a result of consortium delays to the delivery of infrastructure

The Associate Director of Brookbanks advised the works to the play area in Basin 2C works were due to start in the next two weeks.

Councillor Bloxham made the consortium aware about the lack of communication about the delayed start date. The Associate Director of Brookbanks apologised for this and would instruct their Communications Manager to get something out to advise the Cranbrook residents that it had been delayed until 21 June.

Councillor Bloxham made the consortium aware that the town council had not received a licence for the proposed works. The Associate Director of Brookbanks confirmed this would be sent to the Town Council.

Update on town centre MLR uplift

Quotes are still outstanding with regard to the moving of the bellmouth between parcels TC1 and TC2.

The New Community Manager sought an update on the wider uplift. The Associate Director of Brookbanks advised that they still had not had an update from Eon about their proposed upgrade works to the network. Discussions took place regarding the potential for works to stop vehicles driving into the town square on Tillhouse Road and suggested that temporary planters, a bench or bollards could be put in place as an alternative solution. The consortium undertook to explore the potential for works to manage this situation.

Phase 2 high street shops land

Mr Harrison advised that they had not received any interest or offers for the site apart from an offer from EDDC which was for half of the site's evaluation. Mr Harrison advised they would continue to test the market.

The Chair invited the Group to raise any other issues with the consortium.

Councillor Kim Bloxham addressed the outstanding 'to do list' from the monthly partners meetings which included the bunding around the parcel of land in Badger Way, sorting out the utilities cabinet and installing the path. It was advised that a timeline and dates would be provided.

The Cranbrook Town Clerk advised that the damage caused by the Persimmon Sales Office to the car parking surfacing at the Ingram Sports Pitches had still not been rectified and that the town council would be instructing remediation.

The Director of Place emphasised the need to continue to have good working relationships with the consortium and raised concerns that whenever the council had tried to make progress with the town centre it is used as leverage and is unnecessary, frustrating and detrimental to everyone involved. The consortium acknowledged the fragile partnership and was disappointed that it had reached this point but gave reassurance they were keen to see Cranbrook delivered.

The New Community Manager suggested that to help rebuild relationships it would be good to reinstate the catch-up meetings with the consortium. All parties agreed.

RESOLVED:

The New Community Manager to reinstate the catch-up meetings with the consortium.

7

Community Governance Review

The Group received a verbal update on the present position of the Community Governance Review which would bring forward new boundaries for the expansion areas. The Cranbrook Ward Members had received invites to attend a meeting on 24 June that would give an update on the timeline, costs and the polling review.

The Director of Place acknowledged the town council's concerns about the maintenance of assets and public communities and advised further discussions were needed to find appropriate funding from the district council.

The Cranbrook Town Clerk questioned why the town council had not received the same communication that had been sent to the Ward Members. The Director of Place suggested this could be because it was a district council review but advised he would seek confirmation from the Director of Governance.

RESOLVED:

1. That the issues with Community Governance Review be noted.
2. Officers to circulate the community governance review timeline with the delivery of the expansion areas.
3. Director of Place to seek confirmation in writing from Director of Governance that the communication sent to the Cranbrook Members could be sent to all parishes.

8

Stewardship of Public Amenities in New Developments

The Group considered the draft cabinet report that Cabinet would consider on 30 July 2025 about the need for a new approach the stewardship of community assets in East Devon's which included strategic scale new communities. This included the west end area in locations within Cranbrook, West Clyst and Tithebarn/Mosshayne.

The report acknowledged the challenges the council was facing as a result of further reductions to funding and set out various options that the council could follow which included a community-lead approach, a parish-led approach, the readoption of public amenities by local authorities or as a last resort private estate management companies.

The Director of Place invited comments which would be taken back to Cabinet:

- Councillor Bloxham was pleased to report that her comments made to the earlier report had been taken into account.
- The Town Clerk was not in support of the community-led approach as it would not be as accountable or transparent as a parish or district level approach and suggested this should be addressed in the report.
- It was questioned whether the parish precept would increase as referenced in the parish-led management column.

RESOLVED:

The Group noted the report.

9 **Cranbrook Place Partnership**

The Group considered the Cranbrook Place Partnership report noting that EDDC's Cabinet would be considering on 30 July 2025 to endorse the re-establishment of the 3-year Wellbeing Cranbrook programme.

As part of the programme it was proposed that there was a need to create a Community Wellbeing and Activity Organiser post and a Community Connector post to run the day-to-day management of Wellbeing Cranbrook. There was also a need to strengthen EDDC's representation on the Cranbrook Place Partnership to ensure Cranbrook's interests were adequately represented.

The Group noted that this would require an additional budget at a time when the Council was facing a significant deficit in future budgets.

The New Community Manager invited the Group to provide feedback and suggested to start with the third recommendation which was for the need to strengthen representation on the overarching Place Partnership governance and structure so that Cranbrook's interests are adequately represented.

Members agreed there was a need to strengthen governance as to 'walk away' would have implications to receiving future funding from Sports England which would jeopardise the future leisure centre.

RESOLVED:

The Group agreed with Recommendation 3 as written.

The New Community Manager invited the Group to provide feedback on the first recommendation to endorse the re-establishment of the Wellbeing Cranbrook programme for a period of 3 years and the creation of a Community Wellbeing and Activity Organiser for 4 days/wk and a Community Connector for 4 days/wk.

Comments included:

- Clarification was sought on whether the £32,278 detailed in paragraph 10 had been carried forward to this financial year. It was advised that this figure was carried over as it has not yet been paid to Exeter City Council.
- It was questioned whether the updated job description delivers value for money and there was a need to add more responsibility.
- The Town Council would like more focus on young people to help capture the next generation. In response the New Community Manager suggested this could be established as part of the programmes priorities rather than in the job description.
- It was queried whether the role of the Community Connector should be part of the NHS.
- It was acknowledged there was a need for further discussions at a Senior Officer level.
- There is a need for a longer term commitment of 3-5 years
- It was suggested that both roles could be combined to create one full time post to attract good quality individuals.

The New Community Manager thanked everyone for their comments and invited the Group to send any further comments by email.

RESOLVED:

1. The New Community Manager to send the Group a copy of the job description for the Activity Organiser
2. The Group to email any further comments for both job descriptions to the New Community Manager
3. The New Community Manager to contact NHS Devon to seek clarification for funding for the Community Connector role.

Comments received for the second recommendation to discuss the options for hosting and day-to-day management of proposed Wellbeing Cranbrook roles included:

- It was suggested that the day-to-day management should be managed locally and not in Exeter
- Do not support EX5 Alive/Inspiring Connections being the host.
- Support was expressed for the Town Council to be the host with a continue relationship with EX5 Alive
- Do not support Ted Wragg hosting as they will pass the line management to EX5 Alive/Inspiring Connections.

RESOLVED:

1. The New Community Manager to discuss the process with the Town Council if they were to host Wellbeing Cranbrook.
2. Further discussions needed with Ted Wragg about whether they would like to host and line manage.

10 **Implementation Plan**

The Group received the Implementation Plan which set out the progress and the Corporate Lead – Major Projects and Programmes provided a brief update on the Town Centre Delivery Plan.

RESOLVED:

That the Implementation Plan be noted and to include the update to London Road.

11 **Forward Plan**

The Group received the Forward Plan that covered the period from 4 August 2025 to 8 December 2025 which were in line with future meetings. Clarification was sought about why the Management of Suitable Alternative Natural Greenspace – preferred approach has been moved to December 2025. In response the New Community Manager advised this was due to ongoing work and suggested it could potentially be brought forward to October 2025.

RESOLVED:

That the Forward Plan was noted and further discussions were needed in respect of youth support provision.

Attendance List

Councillors present (for some or all the meeting)

Kim Bloxham (EDDC)
Todd Olive (EDDC)
Leslie Bayliss (CTC)
Henry Gent (DCC)

Also present (for some or all the meeting)

Richard Harrison, Land and Planning Director, Taylor Wimpey Exeter
Fran Walker, Associate Director, Brookbanks
Ian Chilcott, Commercial Director, Persimmon Homes
Dan Heathcote, Managing Director, Persimmon Homes
Damon Buckle, Technical Director, Persimmon Homes

Officers in attendance:

Wendy Harris, Democratic Services Officer
Andrew Wood, Director of Place
Sarah Ratnage, County Planning Manager, DCC
Alexandra Robinson, Deputy Clerk, Cranbrook Town Council
Nicola Wilson, Principal Planning Officer (DCC)
Janine Gardner, Clerk to Cranbrook Town Council
Thea Billeter, Cranbrook New Community Manager
Naomi Harnett, Corporate Lead (Interim) – Major Projects & Programmes

Councillor apologies:

K Blakey
S Hawkins
N Vanstone

Chair

Date:



Cranbrook Placemaking Group - 4th August 2025

Education Briefing Note

Purpose of Paper

The paper will provides an update on primary, secondary and special school provision in Cranbrook.

Current position

- **High Pupil Numbers and Catchment Adjustments:** Cranbrook's cohort of children that could seek a place at the local schools remains high. In response, the catchment area for St Martin's has been reduced to ease pressure and aid forward planning for Cranbrook. As a result, pupils in 'Tithebarn' are now within the Monkerton Primary School catchment area, parental preference in this area has previously been towards the City
- **Tithebarn Primary School Development:** Devon County Council has secured Community Infrastructure Levy (CIL) funding from EDDC toward its delivery, and feasibility work is currently underway.
- **Cranbrook Education Infrastructure:** DCC has expanded secondary facilities at the all through Cranbrook Education Campus in advance of need. This additional space also means the campus can support bulge primary classes and this has been agreed for September 2025. There are however operational challenges for the school in offering bulge years, in particular the uncertainty of admitting a full class and the knock on financial implication. There is physical capacity for a bulge class in September 2026 and discussions are ongoing.
- **Rockbeare C of E Primary School Expansion:** A feasibility study is in progress for expanding Rockbeare C of E Primary School which is a popular choice among Cranbrook families, this would see an extra 5 places per year group, providing 35 places in total.
- **Early Years and Childcare Provision:** There is a challenge in respect of all year-round early years and childcare places for 0–4 year olds. Currently, both existing primary schools offer places for 2-4 year olds term time only. The new nursery is still not operational. The position is under review.

Cranbrook Plan

- **630 place primary school (3 form entry):** Due to be delivered at the Cobdens expansion area. Site appraisal and design work is underway with a notional opening date of September 2027 for the first phase of the build. The delivery of phase two will be triggered by increased admissions to the school of two bulge years. The school sponsor is yet to be determined and no funding has been secured to deliver the school.
- **420 place primary school (2 form entry):** Planned for either the Treasbeare or Bluehayes expansion areas, Treasbeare being the preference as the more accessible and better integrated option. This school will also include provision for early years.

Section 106 Triggers: Commencement of development in relation to any dwelling within the expansion areas must not take place until the first primary school land is transferred to DCC. Development is restricted to 750 homes throughout the expansion areas until the second primary school land is transferred to DCC. These triggers align to the adopted [Cranbrook Plan \(2013-2031\)](#) and are included in two signed Section 106 agreements to date (Cobdens and Treasbeare.)

Phased secondary expansion: Phased expansion of the all-through Cranbrook Education Campus (CEC) will increase capacity for secondary age pupils to at least 1,200 places. Initial phases of the expansion project recently increased the schools secondary capacity from 600 to a maximum of 850 places at a total cost of circa £1.8m. The design work for future phases is being progressed by DCC.

Challenges

- **Pupil Yields:** Typically in larger developments, pupil yields are higher than settled communities. Managing this whilst not over providing provision longer term is a challenge but can be mitigated by early delivery of new education infrastructure.
- **Forward Funding:** In order to achieve early delivery, infrastructure needs to be delivered in advance of Section 106 receipts. Capital project costs are also outstripping DfE funding rates and phased delivery has a cost implication. The feasibility of the first school will need to consider the financial challenges, but having the scheme 'shovel ready' is a priority.
- **Schools Revenue challenges:** Schools are facing significant challenges due to increased operational costs and this impacts on securing bulge years in Cranbrook.

- **Department for Education (DfE) decision making (SEND):** The new 70 place special school is due to be funded by the DfE's Free School programme. The DfE is reviewing the current programme and DCC awaits the outcome. Initial feasibility design work has been completed.

Next Steps

- **Early Years:** The new primary schools will be designed and be required to offer places for 0-4 year olds for at least 48 weeks of the year to address the identified need within the town. DCC will continue to review options in the short term.
- **Cobdens Primary:** Funding has been secured to take the new school, project through to planning. The current programme indicates that planning will be submitted for consultation in November 2025.
- **Secondary:** Design fees have been secured to proceed through planning and into detailed design for the proposed expansion. This phase will increase the capacity of the secondary offer from 850 to 1,300 places. The build, which is expected to last one year, is likely to begin in the medium term . There are also plans to expand the school kitchen as a standalone project potentially in the next academic year to provide improved facilities and overcome existing operational challenges reported by the school.



Cranbrook Placemaking Group - Briefing Note 4th August 2025

London Road footway/cycleway improvements

In line with policy CB24 of the adopted Cranbrook Plan, the London Road footway/cycleway improvements scheme aims to enable people to walk, wheel and cycle safely and easily along and across London Road. With significant development planned as part of Cranbrook expansion areas either side of London Road, the road will increasingly become a route “in” Cranbrook, rather than a route bypassing the town to the south. This means there is a need to ensure that infrastructure encourages and enables people to travel actively, whilst ensuring the road can continue to function as an important vehicular and bus route.

Devon County Council's (DCC's) Engineering Design Group have produced a concept design for the scheme, covering the section of London Road between the Station Road and Hand and Pen junctions. This combines developers' proposals for sections of London Road in the vicinity of their sites with DCC proposals for other sections of London Road (where there is no development proposed or development does not have frontages onto London Road), to ensure a consistent level of provision and continuous footways/cycleways. Measures proposed include new shared-use paths (usable by people walking, wheeling and cycling), traffic calming measures (to reduce traffic speeds), street lighting and new/improved crossing facilities.

DCC intends to take a phased approach to delivering the scheme which will improve sections of London Road not covered by developers' proposals, aligning the construction of transport infrastructure with the delivery of nearby housing. Phase 1, for which £750,000 of Community Infrastructure Levy funding has been secured from East Devon District Council (EDDC), would stretch from the Court Royal Roundabout (near the Cranberry Farm pub) to Land at Ingrams (near Cranbrook United Youth Football Club). This would ensure that residents of the Cobdens expansion area (where planning permission has been granted for over 1,400 homes) are able to safely walk or cycle to Cranbrook town centre and other key destinations.

The next steps for the delivery of Phase 1 will include development of the preliminary scheme design, commencement of land negotiations and liaison with utility companies. It is expected that construction of Phase 1 could begin by 2027.

DCC officers are also continuing to liaise with EDDC to ensure that emerging development proposals across the wider scheme area are aligned with DCC's concept design. Subsequent phases of the scheme will be progressed as additional funding is secured – DCC expects to receive additional S106 funding as the expansion areas come forward and are always looking for external grant funding to help deliver schemes.

Cranbrook Placemaking Group

Implementation Plan

August 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 operationalised in the form of bringing forward specific investment proposals. This is an intensive process and requires an understanding of the detailed delivery of large-scale capital projects and the mechanism through which funds will subsequently be recouped and will be impacting but available borrowing rates.

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 Group 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. Funding awarded through the Devon & Torbay Net Zero Capital Programme, with EDDC procuring the project	Devon & Torbay Net Zero Capital Programme grant/Enterprise Zone	Cranbrook Town Council – subject to final agreement.	End March 2026	<p>A</p> <p>Funding confirmed subject to legal agreement. Planning application pending consideration. Cabinet paper 30th July to consider awarding of contracts.</p>	<p>Janine Gardner CTC</p> <p>Frances Wadsley Naomi Harnett EDDC</p>
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
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	<p>G</p> <p>Workshops in late July and August to produce a more detailed</p>	Naomi Harnett EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					masterplan and delivery plan.	
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	<p>A</p> <p>Anticipated budget gap requires quantifying before the source(s) of the balance of funding can be identified.</p>	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	<p>A</p> <p>Outline planning permission granted 22.7.20 but now lapsed. Town Centre DCC Deed of Variation signed 11.12.23. Payment of first s106 contribution received. Land now late for offer for transfer. 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 health and leisure provision.</p>	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>G</p> <p>Planning application has a resolution to approve, s106 being drafted. Land transfer nearing completion.</p>	Nicola Wilson / Carly Trego DCC
Health, Wellbeing and Leisure Hub	<p>Projects to deliver health, wellbeing and leisure facilities in Cranbrook.</p> <p>The health facility will provide primary care and other NHS services.</p> <p>Leisure centre to include a swimming pool, together with gym and studio space.</p>	<p>£90k from One Public Estate programme Match funding from EZ programme.</p> <p>Capital funding to include s106 from expansion areas. Other capital sources not yet secured.</p>	EDDC/CCG	TBC	<p>G</p> <p>Feasibility study for health planning and service requirements completed late Summer 2023.</p> <p>Strategic Outline Case in production for Health and Wellbeing facility, led by NHS Devon.</p> <p>Leisure centre in EDDC Leisure Strategy. Potential for funding and support from Sport England as part of Place Partner status.</p> <p>Leisure Centre Working Group established by East Devon District</p>	<p>Mike O'Mahony Naomi Harnett Thea Billeter EDDC</p> <p>NHS Devon</p>

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					<p>Council, project established and architects employed to undertake feasibility design of leisure centre and wider wellbeing campus.</p> <p>Papers to East Devon cabinet in September 2025</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	New Community Partners/HDD Cranbrook Town Council for square	<p>Planning Permission issued May 2022</p> <p>Construction completion summer 2024</p>	<p>A</p> <p>Supermarket opened December 2024. Nursery lease taken up but fit out not yet begun, operator saying it will open in 2026. DCC Children's Services trying to engage with operator to better understand situation. Only phase 1 of high street constructed, with most units now open. Temporary planning permission granted for TW sales centre until 22 August 2025. Enforcement notice remains on land to ensure removal at end of</p>	Thea Billeter EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					temporary period. NCp have commissioned marketing of the Phase 2 land.	
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	<p>R</p> <p>Planning permission was issued for the works in March 2023 but they have not yet begun. Existing permission and legal agreements don't obligate delivery in a set time scale. TC1/2 bellmouth works due for completion in 2025 following basin 2C and wider drainage works completed.</p>	EDNCp (consortium) EDDC for discussions over timetable of works
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> <p>Land being marketed by New Community Partners with no set asking price, it is open to offers.</p>	Andy Wood EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Land transfers	Transfer to EDDC of TC2 Transfer to DCC of TC4b	EDNCp (consortium)	EDDC and DCC	TC2 – Spring 2025 TC4b – Not yet determined	<p>A</p> <p>TC2 transfer underway and form of transfer being finalised. Transfer delayed pending outcome of remaining additional town centre housing planning applications.</p> <p>TC4b offer to transfer not yet received.</p>	<p>Andy Champion EDDC</p> <p>Sarah Ratnage/Nicola Wilson DCC</p>
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>A</p> <p>EDDC full Council agreed to undertake the CGR on 26 Feb 2025. Stage one consultation is delayed from original expectation of Spring 2025.</p>	Melanie Wellman EDDC
Expansion areas						
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>G</p>	Thea Billeter/Liam Fisher 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.	
Bluehayes - SANGs	Change of use of agricultural land at Elbury Meadows to SANGS.	N/A	Taylor Wimpey and Hallam Land Management		<div>G</div> <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. Conditions 10 (flood resilient design and layout) and 24 (archaeology) discharged. Construction of the ground running enclosure at the airport underway to secure noise mitigation required to facilitate housing.	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. Land acquisitions now completed. Initial discharge of condition requests submitted. Discussions taking place re. first	James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					phase of delivery and schools land transfer.	
Cobdens – Farlands	Up to 260 homes, part of neighbourhood centre, junior football pitch, open space	N/A	Cranbrook LVA LLP		<p>G</p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</p>	James Brown EDDC
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. Negotiations underway</p>	Ben Chesters/James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					to resolve matters arising.	
Community Infrastructure						
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	G Services connected and final works scheduled to be completed end July 2025.	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 / possible relocation to town centre/edge of town centre.	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/NGED	2025	A National Grid have now devised an alternative strategy to release capacity. Land for a new primary sub-station yet to be secured but	Andy Wood EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					National Grid actively exploring options. Final reinforcement / upgrade solution will be dependent upon total demand, which is predicated on method of heating for the expansion areas.	
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>G</p> <p>Brookbanks commission from DCC complete. DCC in house project completed to deliver a concept design.</p> <p>Developers have put forward schemes across their own frontages - DCC have worked with these designs as part of the overall concept design. Report considered by the former Cranbrook Strategic Delivery Board in February 2024.</p> <p>CIL award of £750,000 made by East Devon District Council in Spring</p>	Chris Burridge Barney –DCC Kenji Shermer - EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					2025 for an initial phase of works. Paper on agenda for Group 4 th August 2025.	
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 (at 2020 prices)	DCC as education authority	Primary school – September 2027	<p>G</p> <p>Devon County Council now confirmed strong preference for next school to be delivered at Cobdens and all parties working to this expectation. Design work is underway for the school to be delivered in phases, with notional opening date of September 2027.</p> <p>Confirmation of Free School funding for SEN school in 2023 but DfE are reviewing the programme and outcome awaited.</p>	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	Circa £31m, with £10.076m funding from HNIP programme	EDDC		A	Andy Wood Naomi Harnett EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
	<p>delivery of low and zero carbon development. The preferred solution is to utilise recoverable heat from heat sources at Hill Barton.</p> <p>Procurement of Energy Services Company (ESCo) for the expansion areas.</p>				<p>£6.95m GHNF funding now confirmed for expansion areas project. Project Manager employed to take forward and regular meetings with developers taking place.</p>	

Cranbrook Placemaking Group**4 August 2025****Forward Plan of reports to the Group**

Meeting date	Report
6 October 2025	<ul style="list-style-type: none"> • ESCo for expansion areas • Decarbonisation of district heating • Town Centre delivery plan and programme governance • Mechanism for allocation and spend of Category 4 infrastructure contributions • New Community partners discussion • Wellbeing Cranbrook
8 December 2025	<ul style="list-style-type: none"> • Interim management of assets outside Cranbrook Parish boundaries • Management of Suitable Alternative Natural Greenspace – preferred approach
2 February 2026	<ul style="list-style-type: none"> • Update on expansion area developments, to include non-residential elements, social and community infrastructure • Town centre project updates

Standing item – Community Governance Review

Andy Wood

Director of Place

August 2025