

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Cranbrook Placemaking Group held at Conference Room, Younghayes Centre, Cranbrook on 6 October 2025

Attendance list at end of document

The meeting started at 9.30 am and ended at 11.42 am

23 Minutes of the previous meeting

The minutes of the previous meeting held on 4 August 2025 were agreed as a correct record.

24 Apologies

Apologies for absence are set out at the end of the minutes.

25 Declarations of Interest

There were no declarations of interest.

26 Public speaking

There were no members of the public present.

27 Matters of urgency

There were no matters of urgency.

28 Confidential/exempt items

There were no confidential or exempt items.

29 Discussion with the New Community partners - no paper

This item was a verbal update with the Cranbrook New Community Partners (the Consortium).

The following items were discussed:

Cllr Bloxham raised concerns over the recent power and water outage that had occurred following a leak on Younghayes Road leading to a large number of households and businesses being without power and water. It was noted that a temporary repair had been made and a generator erected on site to provide power. The Group felt that engagement and communication with local residents and businesses was poor and the consortium agreed that they would discuss the issues raised with energy providers Eon to ensure impacts during the ongoing repairs was minimised.

The Group raised further concerns around broadband connectivity in the Phase 1 development which had led to impacts to the doctors surgery and town council for a number of days. The Group were concerned that cabling and routers required upgrading and there had been a lack of investment and maintenance of existing services. The

Group further expressed concern regarding the cost of broadband for Phase 1 residents and the consortium agreed that this and the issues raised would be investigated and an update provided at a future meeting.

The Group also raised issues with the Persimmon and Wimpey developments where roads had yet to be completed and there were a number of raised ironworks around the road network and works to complete sewer connections. The consortium confirmed that a programme of works was in place for Phase 2 and the current focus was on working with South West Water to see the completion of works to the sewers. The consortium further confirmed that the programme of works for Phase 2 & 3 would see the completion of sewers, street lights and finishing work to tarmac roads. The Chair requested that the Director of Place contacts SWW to discuss progressing works to the sewers.

The consortium advised the Group that works to provide six playparks was out to tender and it was hoped that contractors would be appointed in 2 weeks. The Group welcomed this update but it was felt that there was further work required around elements of the S106 agreement and a Deed of Variation to support this. The consortium agreed to arrange a meeting between Devon County Council and East Devon District Council to work towards achieving a successful outcome on elements of the S106 and Deed of Variation.

RESOLVED:

That the update is noted and the following actions were agreed:

1. Consortium - that they would discuss the issues raised with energy providers Eon to ensure impacts during the ongoing repairs was minimised.
2. Consortium – cost of broadband and impacts from having no broadband to be investigated and an update provided at a future meeting.
3. Director of Place – to arrange a meeting with South West Water to discuss the works required to complete the sewer work at Phase 2 & 3.
4. Consortium – to arrange a meeting with Devon County Council and East Devon County Council to progress the S106 and Deed of Variation.

30 Community development

The Director of Place presented a report setting out how best to support the social development of Cranbrook as a strong and resilient community.

The Group acknowledged that there was now a need to reinvigorate the Wellbeing Cranbrook programme. It was noted that this was best achieved through working collaboratively with a range of partners and the Group supported that a civic collaboration agreement would be developed to achieve this.

The Group discussed the current position in relation to funding and hosting of the Community Wellbeing & Activity Organiser and Community Connector roles and supported that Option 2 which would utilise the reserve and the balance of the Move More Cranbrook budget and the balance of the Programme Management and Connecting Communities elements of the Move More Cranbrook budget should be used to support this. The Group hoped that this could lead to a Youth Worker role being included in any proposals working with Devon County Council and the Town Council around the family hub. The Chair suggested that this would require a joint approach and the Group welcomed that the Chair as Portfolio Holder for Place, Investment and Strategic Planning along with the Portfolio Holder for Sustainable Communities would contact the Director for Public Health and Portfolio Holder for Public Health at Devon County Council to raise these issues.

RESOLVED:

That the Group:

1. Supports reestablishing the Wellbeing Cranbrook programme.
2. Supports the creation of the Community Wellbeing & Activity Organiser and Community Connector roles.
3. Notes the current position in relation to potential funding for and hosting of these roles and identifies the preferred option to utilise the reserve and the balance of the Move More Cranbrook budget and the balance of the Programme Management and Connecting Communities elements of the Move More Cranbrook budget is used to support this.
4. Supports exploring the development of a civic agreement with key partners to provide a framework to support ongoing community development.

RECOMMENDATION TO EDDC CABINET:

To support the approach set out in the report to reestablish the Wellbeing Cranbrook programme and the creation of the Community Wellbeing & Activity Organiser and Community Connector roles.

31

Stewardship of Suitable Alternative Natural Green Space

The Green Infrastructure Project Manager (EDDC) presented a report setting out the proposed approach to the management of 78Ha of Suitable Alternative Natural Greenspace (SANG) which would be delivered across the four Cranbrook expansion areas.

The Group noted that the preferred approach for the appointment of the 'Responsible Organisation' for adoption and future management of SANG in these expansion phases of Cranbrook was agreed with the developers in accordance with an order of priority which aligned with other public open spaces and community assets within Cranbrook with the aim of providing a consistent approach to management of open spaces.

The Group supported the recommendations noting the EDDC Cabinet's resolution on 30 July regarding stewardship of public amenities, and in particular the vital role that effective stewardship of public amenities played in supporting the establishment of sustainable communities and recommended that Cabinet approve the following recommendations:

RECOMMENDATION TO CABINET:

RESOLVED:

1. That Cabinet approve the preferred approach for the order of priority for the appointment of the 'Responsible Organisation' for adoption and future management of Suitable Alternative Natural Greenspace (SANG) in the expansion phases of Cranbrook (in line with other public green spaces and community assets), as follows:
 - i. Cranbrook Town Council in the first instance (subject to Governance Review in relation to the area currently within the Whimple Parish)
 - ii. The District Council (or future Unitary authority)
 - iii. An appropriate public body, charitable trust or CIC that is suitable for the management of SANG (e.g. Land Trust/English Estates), in consultation with Cranbrook Town Council
2. That Cabinet approve the following proposed selection criteria, which are set out as the Council's expected consistent approach when (in conjunction with developers) determining who should be the Responsible Organisation for each phase and in future S106 agreements.

- i. An appropriate constituted organisation in public ownership with capacity and suitability to manage SANG in perpetuity
 - ii. A suitable financial plan to ensure in perpetuity funding, which takes a cautious/low risk approach to investment
 - iii. A clear approach to public accountability to ensure that future management of the SANG can respond to community issues/concerns.
 - iv. That management costs for SANG in each phase of Cranbrook are based on an approved detailed landscape plans, specification, SANG management plan and a cost schedule which sets out the areas/features being delivered within the SANG and the estimated timescale for their capital replacement (and costs thereof)
 - v. Consideration of how added value will be achieved (e.g. wider public health and wellbeing, education, sustainability and biodiversity benefits).
 - vi. How the organisation will contribute to achieving a consistent management of SANG within Cranbrook.
3. Agree to delegate authority to the New Community Manager and Green Infrastructure Project Manager to prepare a model of an outline specification and management plan which sets out the approach and requirements for SANG Management in Cranbrook.

32 **Allocation and spending of Category 4 Infrastructure contributions**

The Group agreed to defer this item to allow sufficient time for Devon County Council to review the mechanism for allocation spend of Category 4 infrastructure contributions.

To support this the Group agreed that an informal meeting of the Group should take place in early November before submitting a full report to the Strategic Planning Committee on 4 November 2025.

RESOLVED:

That Agenda Item 10 is deferred.

33 **Energy Service Company (ESCO) for the expansion areas - verbal update**

The Group received a verbal update on the progress with the provision of an energy service company for further stages of Cranbrook development.

The Group noted that technical work was progressing and this would be followed by a marketing exercise in November with a tender being issued for the contract during December/January.

RESOLVED:

That the update be noted.

34 **Community Governance Review - verbal update**

The Group received an update on progress with the Community Governance Review that was currently underway.

The Group noted that 68 representations had been received in response to the consultation process which would end on 24 October 2025.

A further update would be provided once the consultation process had concluded.

RESOLVED:

That the verbal update on progress with the Community Governance Review is noted.

35

Implementation Plan

The Group received an Implementation Plan for the proposal to deliver a leisure, health and wellbeing scheme for Cranbrook.

The Group noted that EDDC intended to make a Cabinet decision on 29th October 2025 to set the scope of the project together with a capital envelope for the works to deliver Cranbrook Leisure, Health & Wellbeing Campus. This decision would provide a commitment for EDDC to deliver the leisure scheme with a certain accommodation mix for an agreed budget.

The implementation plan set out the various timelines for delivery of the campus scheme and it was noted that Devon County Council would be seeking agreement from its Cabinet to commit to partner with EDDC on their leisure building project and contribute up to £3m of dedicated Section 106 contributions to deliver the community space as part of an integrated services offer.

The Group welcomed the progress on delivering this facility and noted the details set out in the Implementation Plan.

RESOLVED:

That the Implementation Plan be noted.

36

Forward Plan

The Group received the Forward Plan.

RESOLVED:

That the Forward Plan is noted subject to adding an update on interim provision for health services at Cranbrook and to receive a report on the Category 4 funding mechanism.

Attendance List

Councillors present:

K Blakey (EDDC)
K Bloxham (EDDC)
T Olive (EDDC)
Henry Gent (DCC)

Councillors also present (for some or all the meeting)

None.

Officers in attendance:

Andrew Wood, Director of Place (EDDC)
Thea Billeter (EDDC)
Paul Osborne (EDDC)

Nicola Wilson (Principal Planning Officer DCC)
Janine Gardner (Clerk to Cranbrook Town Council)
Alexandra Robinson (Deputy Clerk to Cranbrook Town Council)
Andrew Melhuish (EDDC)

Councillor apologies:

S Hawkins (EDDC)
L Bayliss (DCC)

Chair

Date: