

Agenda for Cranbrook Placemaking Group Monday, 6th October, 2025, 9.30 am

Members of Cranbrook Placemaking Group

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

Venue: Conference Room, Younghayes Centre, Cranbrook

Contact: Wendy Harris, Democratic Services Officer;

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(or group number 01395 517546)

Friday, 26 September 2025

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1 Minutes of the previous meeting (Pages 3 - 6)

2 Apologies

3 Declarations of Interest

Guidance is available online to councillors and co-opted members on making [declarations of interest](#).

4 Public speaking

Information on [public speaking is available online](#).

5 Matters of urgency

6 Confidential/exempt items

To agree any items to be dealt with after the public (including the Press) have been excluded.

7 Discussion with the New Community partners - no paper

8 Community development (Pages 7 - 13)

9 Stewardship of Suitable Alternative Natural Green Space (Pages 14 - 20)

10 Allocation and spending of Category 4 Infrastructure contributions (Pages 21 - 24)

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

12 Community Governance Review - verbal update

13 Implementation Plan (Pages 25 - 38)

14 Forward Plan (Page 39)

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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 4 August 2025

Attendance list at end of document

The meeting started at 9.30 am and ended at 11.09 am

12 Minutes of the previous meeting held on 9 June 2025

The minutes of the previous meeting held on 9 June 2025 were agreed as a true record.

In response to two questions raised about whether there was a procedure in place to follow up on actions agreed at previous meetings and about the timely publication of the minutes, the Director of Place explained that there were current capacity constraints that were limiting the ability to complete all actions in a timely manner. The Director of Place gave assurance that an update on the Community Connector position would be provided at the next meeting in October.

13 Declarations of Interest

There were no declarations of interests.

14 Public speaking

There were no members of the public present.

15 Matters of urgency

There were no matters of urgency.

16 Confidential/exempt items

There were no confidential or exempt items.

17 Education provision

The Chair welcomed Simon Niles, DCC Service Lead – School, Organisation, Planning and Admissions to the meeting who gave an update on the current position in Cranbrook for primary, secondary and special school provision outlining:

- Challenges to existing early years and childcare provision due to families buying their first homes which will inevitably lead to pressure for primary school places. There is now a need to deliver the next phase of an additional primary school at the Cobdens expansion area in September 2027
- It is anticipated that 2026 will be a difficult year for school admissions.
- Phased expansion of the Cranbrook Education Campus will increase capacity to 1,300 students. Further work will be needed to improve the kitchen facilities
- The Cranbrook Special School is very problematical as the free school programme is currently under review by the national government. DCC have requested regular updates from the Department of Education.
- A feasibility study is in progress for expanding Rockbeare C of E Primary School to create another class of 20 children

Responses to questions from members of the group included:

- It was noted that there was a betterment for the existing facilities at Rockbeare C of E School.
- In response to whether there was a plan for secondary school capacity due to the bulge of young people at primary school, the Group was reassured that the Campus had sufficient capacity to maintain inclusive communities.
- In response to whether it would be better to have smaller schools, Simon Niles questioned their financial sustainability and the significantly increased costings of building smaller schools.
- It was noted that the catchment area for Stone Barton, which was split in half, had been resolved and would be moved so it fell within Cranbrook Education Campus catchment.
- A concern was raised about the phasing of smaller developments and when trigger points for education contributions/provision would be reached.
- It was queried whether DCC's pupil ratios aligned with those new published by the Department of Education and whether they risked under-estimating the likely number of pupils over the short, medium and long term.
- It was noted that the capacity for the secondary school was for a maximum of 1,300 places.
- It was questioned whether the opening date of September 2027 for the Cobden's primary school was realistic.
- It was noted that DCC received regular data drops from the NHS in terms of place planning and there were no concerns for the cohorts coming forward.

RESOLVED:

That the education briefing paper be noted.

18 **London Road upgrades**

Devon County Council's Principal Planning Officer gave a brief summary of the current London Road footway/cycleway improvements which was in line with the Cranbrook Plan requirements to deliver sections of the London Road that were not covered by the developer's proposals.

Responses to questions from members of the group included:

- It was queried whether Rockbeare Parish Council had been included in communications about the improvements.
- In response to a question about whether shared footpaths/cycleways should be reconsidered as they are dangerous for pedestrians which also resulted in them being used for car parks, the Group were advised that improvements were in line with revised guidance of the LTN120.
- It was noted that land at Ingrams should not be referred to as Cranbrook United Football Club.
- Group Members were supportive of viewing the improvement plans so as to have an input into the design.

The Group agreed to invite Chris Burridge-Barney, DCC Transportation Planning Officer to give a presentation setting out the details for the proposed footpath/cycleway.

RESOLVED:

1. To invite Chris Burridge-Barney, DCC Transportation Planning Officer to attend a future meeting to give a presentation on the detail of the proposed improvements and to consider inviting Rockbeare Parish Council as the adjoining parish council.
2. Devon County Council's Principal Planning Officer to liaise with the New Community Manager about the CIL funding agreement.

19 **Update on leisure and health and wellbeing projects**

The Group received a brief verbal update from the Director for Place on the leisure and health and wellbeing projects outlining the pressure for primary care space and the business case to secure funds for a combined health and wellbeing campus and centre. He advised that a workshop took place last week to help bring all parties with an interest in the town centre together and that a further workshop would take place to progress the proposals.

The Chair advised that EDDC's Cabinet were due to have a briefing this week to discuss the working plans for the leisure centre project.

RESOLVED:

A written report would be brought to the next meeting in October.

20 **Community Governance Review**

The Group noted that the Community Governance Review was now live.

RESOLVED:

The Director for Place to confirm the potential impact to the timescales if the consultation runs for 3 months.

21 **Implementation Plan**

Group Members received the Implementation Plan and updates were provided on the following:

- Cranbox – the risk around the timing of the transfer of the land was currently being considered if the project went forward during the preconstruction stage.
- Extra Care Housing – land transfer not yet completed.
- Town Centre planning applications – Taylor Wimpey Sales Office has temporary planning permission until 22 August 2025.

RESOLVED:

Director of Place to follow up on enforcement.

- Phase 2 retail acquisition – land being marketed but no interest. The Group agreed to consider a Compulsory Purchase Order (CPO) to acquire the units.

RESOLVED:

Director for Place to explore a CPO to acquire the units.

- Town Centre highway uplift works – discussions over timetable of works.

RESOLVED:

The New Community Manager to update at the next meeting.

Non-Group Member, Councillor Peter Faithfull requested that adjoining parish councils for expansion areas 1-4 be consulted and invited to take part in discussions

RESOLVED:

That the Implementation Plan be noted.

22 **Forward Plan**

The Group received the Forward Plan.

RESOLVED:

The Group noted the Forward Plan subject to the discussions on the London Road upgrades and the amendment to the Management of Suitable Alternative Natural Greenspace – preferred approach being moved forward to 6 October 2025.

Attendance List

Councillors present:

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

Also present (for some or all the meeting)

Simon Niles, DCC Service Lead – School, Organisation, Planning and Admissions

Officers in attendance:

Andrew Wood, Director of Place
Alexandra Robinson, Deputy Clerk, Cranbrook Town Council
Nicola Wilson, Principal Planning Officer (DCC)
Janine Gardner, Clerk to Cranbrook Town Council
Wendy Harris, Democratic Services Officer

Apologies

S Hawkins
S Ratnage
N Harnett
T Billeter
E Freeman

Chair

Date:

Report to: Cranbrook Placemaking Group

Date of Meeting 6th October 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Cranbrook Social Development

Report summary:

This report considers how best to support the social development of Cranbrook as a strong and resilient community. This is at a point where there is a need to reinvigorate the Wellbeing Cranbrook programme. The report highlights the complex, multi-partner landscape in terms of community development and considers the role that the District Council could play moving forward in collaboration with our partners, including the funding and hosting of roles. Finally the potential to develop a civic collaboration agreement is highlighted as a means to foster consensus and to determine how best to proceed.

Is the proposed decision in accordance with:

Budget Yes ☐ No ☒

Policy Framework Yes ☒ No ☐

Recommendation:

That the Group;

- Supports re-establishing the Wellbeing Cranbrook programme
- Supports the creation of the Community Wellbeing & Activity Organiser and Community Connector roles
- Notes the current position in relation to potential funding for and hosting of these roles and identifies the preferred way forward
- Supports exploring the development of a civic agreement with key partners to provide a framework to support ongoing community development
- Makes recommendations to EDDC's Cabinet as to how best to support the social development of Cranbrook moving forward

Reason for recommendation:

To ensure that strong social foundations are established for the Cranbrook new community alongside its ongoing physical development.

Officer: Andy Wood, Director of Place, email andy.wood@eastdevon.gov.uk

Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate

- ☐ Environment - Operational
- ☐ Finance
- ☒ Place, Infrastructure and Strategic Planning
- ☒ Sustainable Homes and Communities

Equalities impact Medium Impact. The essence of community development is to support the establishment of strong and resilient communities. This necessarily needs to consider how best to meet the needs of diverse groups with key characteristics. An Equality Impact Assessment will need to accompany the further report to Cabinet.

If choosing High or Medium level outline the equality considerations here, which should include any particular adverse impact on people with protected characteristics and actions to mitigate these. Link to an equalities impact assessment form using the [equalities form template](#).

Climate change Low Impact

Risk: Medium Risk; It is essential that there is a collective commitment to the social development of Cranbrook but the landscape is complex and funding is tight. Subsequently there is a risk that there is no consensus amongst partners which would be to the wider detriment of the community.

Links to background information ([Public Pack](#)) [Agenda Document for Cranbrook Placemaking Group, 09/06/2025 09:30](#) item 10

Link to [Council Plan](#)

Priorities (check which apply)

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

1. Background and Context

1.1 The vision for Cranbrook is for it to develop as a sustainable new community. Whilst the physical development of this new town continues apace, it is important to consider how this aligns with its social development. There is no set recipe for creating a sense of community but there are key themes around enabling, participation and capacity building. The core idea is that local people are best placed to understand their own needs and can take a leading role in creating positive, lasting change. A co-production approach to service delivery helps to ensure that the community continues to thrive long beyond the limits of the responsibilities of any single organisation.

1.2 The concept of community development extends well beyond the District Council's role as the local planning authority. This also cuts across many different areas, from health and wellbeing to community safety and cohesion, that fall within the scope of multiple different agencies and organisations. Within this complex environment no one organisation has exclusive responsibility for the social development of Cranbrook. It is essential therefore that the key partners, from local authorities and affordable housing and registered providers to education services, the Police and NHS, have a clear and collective understanding of how best to support the development of a strong and resilient community.

1.3 Cranbrook has been the subject of various initiatives to date designed to promote specific aspects of community development. This has included its status as a Healthy New Town, which focused on engraining improved health and wellbeing outcomes, and is currently part of the Sport England Place Partnership with Exeter which focuses on increasing physical activity. But there

are challenges around funding and how best to support a town with a very young demographic profile.

1.4 This report takes stock of how best local partners including the District Council can support the ongoing social development of Cranbrook. It follows a report to the Cranbrook Placemaking Group in June of this year that considered how to progress the Wellbeing Cranbrook programme. Since this point confirmation has also been received that a bid for further lottery funding for the EX5 Alive hub at the Cranbrook Education Campus has been unsuccessful.

2. Cranbrook Place Partnership

2.1 The report to the Cranbrook Placemaking Group, dated 9 June 2025 (see background links), considered the town's involvement in the Sport England Place Partnership programme, which runs until 2028. The first four years of this programme, known as the Sport England Local Delivery Pilot, ran from 2021 to 2025 and had a strand focused on community building and social prescribing, known as Wellbeing Cranbrook.

2.2 The Wellbeing Cranbrook programme was important for the town's residents, providing community development and support. Across its four years it was funded by the Local Delivery Pilot and Devon County Council and the programme ended in March 2025, leaving a void in community cohesion and support. Funding of £76,974 was agreed in March 2024 by EDDC's Cabinet to support the Community Connector, Community Builder and Project Manager posts. This funding has not been drawn down as the conditions attached it to regarding the management of the roles have not been complied with. Subsequently this is currently held as a reserve.

2.3 With the town continuing to grow and the importance of community and physical activity to wellbeing, the reinstatement of the programme, in an updated manner, is considered to be a necessary step for ongoing community support and development. Hence there is a desire to reinstate the programme with practical changes, but this depends on agreeing a funding package.

2.4 The report to the Placemaking Group in June recommended re-establishing the programme and creating two new roles: a Community Wellbeing and Activity Organiser and a Community Connector. Differing hosting options were considered including the District Council, the Town Council, the Ted Wragg Trust, and the EX5 Hub. The report outlines funding options and suggests that the programme should be hosted within the town itself.

2.5 The Group resolved to endorse the re-establishment of the Wellbeing Cranbrook programme for a period of 3 years and the creation of Community Wellbeing & Activity Organiser and Community Connector roles. The Group also endorsed the need for further exploration around the options for the hosting and day-to-day management of proposed Wellbeing Cranbrook roles together with associated funding implications. The intention was that this would then progress to a report to EDDC's Cabinet.

3. Current position

3.1 Subsequent to the June meeting of the Cranbrook Placemaking Group there has been ongoing engagement with key partners and further clarity regarding the relative positions and preferences. This is summarised below;

- There has been ongoing engagement with the NHS. The particular focus of this engagement has been to understand whether there is scope to fund the Community Connector role which is most closely related to social prescribing. This is a requirement placed on Primary Care Networks (PCN) and a follow up meeting is now being planned with the County Council and Outer Exeter PCN to progress this further.

- The Head of Campus at the Cranbrook Education Campus has confirmed that the Ted Wragg Trust would be prepared to host the Community Wellbeing and Activity Organiser role.
- Cranbrook Town Council have considered a report detailing opportunities for enhanced services for young people. It was resolved to support the creation of a full-time youth worker/leader role to be hosted and line-managed by the Town Council, potentially with the aid of the Place Partnership and/or East Devon District Council funding, instead of a continuation/reestablishment of the Community Builder and Community Connector posts. If funding was not forthcoming it was resolved to include a full-time youth worker/leader in the budget pending confirmation of the tax base dated 30 November 2025. It was also confirmed that Town Council would be prepared to host and line manage the potential Community Wellbeing and Activity Organiser post. In addition, there was support for the role of the Community Connector forming part of the NHS and a desire for the Town Council to be represented on the governance for the Wellbeing Cranbrook programme.
- Confirmation has been received from the City Council regarding the balance of available funding through to April 2028. This is as follows;

Move More Cranbrook 2025 - 2028	Year 1	Year 2	Year 3	Total
Programme Management	20000	15000	10000	45000
Move More Cranbrook priorities	20000	15000	10000	45000
Connecting Communities	30000	20000	10000	60000
Cranbrook Active Travel	15000	10000	5000	30000
Total 25-28 (new)	85000	60000	35000	180000
<u>2024/25 Underspend</u>				
Wellbeing Cranbrook Staffing				6545
Move More Cranbrook / Wellbeing Cranbrook Delivery				11417
Total 24/25 (old)				17962
OVERALL TOTAL				197962

This budget is to deliver against Sport England Place Partnership Outcomes by 31st March 2028. There is also an outstanding invoice for £50k from 2024/25 year which relates to the £76,974 figure referenced in para 2.2.

- It has also been confirmed that a bid for further funding from the National Lottery to support the operation of the EX5 Alive Community Hub was unsuccessful and currently there is no funding beyond November 2025 to support its operation.

3.2 These updates help to demonstrate the complex, multi partner environment in terms of community development. The challenges facing the District Council around setting a balanced budget in the context of the Fairer Funding Review should also not be underestimated which is part of the wider landscape in terms of constrained public finances. Coupled with this is the backdrop of the local government reorganisation with new unitary councils expected to be constituted in April 2028. It is expected that the District Council's financial decision making autonomy will be limited at least a year in advance of this.

4. Assessment

4.1 It is essential that strong social foundations are created alongside the physical development of Cranbrook in order to achieve the vision for a vibrant new community. There are several key strands of activity currently as follows;

- Health and wellbeing – focusing on prevention and the determinants of good health including social prescribing.
- Promoting physical activity – this is a particular focus of the Sport England Place Partnership programme and is closely related to achieving improved health outcomes.
- Community safety and cohesion – including meeting the needs of specific groups in the community alongside fostering a sense of collective identity

This activity is all within the context of the particularly young demographic of the town.

4.2 It is important to consider the District Council's role and responsibilities in relation to community development in Cranbrook. Our Public Health strategy is a key document that pulls together a number of different services in our wider community offer but the statutory responsibility for delivery lies primarily with the County Council. The Anti-Poverty Strategy is also directly relevant. This aims to address the various factors contributing to financial hardship within the district. The Council works to help residents on low incomes build financial resilience and reduce debt. This includes having a dedicated Financial Resilience Team that provides direct support, advice, and assistance to individuals. The strategy also recognises that poverty is a complex issue and that the Council must collaborate with other organisations including the County Council, the NHS, and local voluntary groups. This partnership approach ensures a coordinated response and helps to leverage resources effectively.

4.3 The District Council also has responsibilities in relation to safeguarding and community resilience. But, unlike the other main towns, the Council does not have significant Council housing stock in Cranbrook (until recently there was no Council housing, with four properties now acquired under the Afghan resettlement scheme). In other places community development activity is usually channelled through our housing function including through dedicated community development workers. Given that the vast majority of the social housing stock at Cranbrook is controlled by two housing associations, the same rationale does not apply.

4.4 The District Council's role in relation to community development in Cranbrook is neither exclusive nor all-encompassing. Indeed, many of the statutory responsibilities for community services fall to the County Council and NHS family of organisations. Nevertheless, there is an imperative for all partners to work collaboratively to ensure the best outcomes for the community.

5. Options

5.1 The options for how to proceed revolve around two principal considerations – the provision of funding and the hosting of roles. These are considered in turn below;

Funding options;

1. Do nothing – this would essentially mean taking back the residual funding reserved for the roles as a budget saving.
2. Utilise the reserve and the balance of the Move More Cranbrook budget – this would combine the reserved funding (allowing for the outstanding invoice) and the balance of the Programme Management and Connecting Communities elements of the Move More Cranbrook budget. In conjunction with the underspend from 2024/25 this gives a combined total of £138,519 that is available through to the end of March 2028. This is calculated as follows;

Programme Management	£45,000
Connecting Communities	£60,000

Reserve	£76,974
Staffing underspend from 2024/25	£6,545
Total	£188,519
Outstanding invoice	-£50,000
OVERALL TOTAL	£138,519

3. Do more – this would require making additional funding available, ideally to match fund or lever contributions from other partners, in order to provide longer term security around the provision of the roles

5.2 At present the position of key partners, including the PCN and DCC, remains unclear. In the current constrained environment there is a risk that, if the District Council were to commit additional funding, this would simply fill the gap left by others and would be at the potential detriment to wider service delivery in the District. Equally if the first option were pursued this could lead to a saving but would be the detriment of the ability to provide these roles in the town. The second option therefore presents a potential middle way. This would require reprofiling the available funding.

5.3 The second consideration relates to the hosting of the roles with the following options being available;

1. District Council – the Council does employ community development workers already but only through the housing service with a subsequent focus on supporting our tenants.
2. Town Council – this would have the advantage of being rooted in the community and provides the potential for longer term security of employment.
3. Ted Wragg Trust – this would mean hosting the roles through the Cranbrook Education Campus, again providing a strong local connection.
4. EX5 Alive Hub – this is run as part of a community interest company which is based at the Education Campus but is not part of the Ted Wragg Trust. There is no currently no certainty of funding beyond November.

5.4 The ability for the roles to be hosted and managed within the community is a key advantage to the roles not being hosted by the District Council. Both the Town Council and Ted Wragg Trust have demonstrated a willingness to host the Community Wellbeing & Activity Organiser role. But there is currently no consensus amongst local partners as to a single preferred option.

5.5 The prospect of developing a civic collaboration model has been suggested by the EX5 Alive Hub manager as a means of providing ongoing support to the Hub beyond the end point of current funding (expected to be November). This is a framework that brings together diverse individuals, groups, and organisations within a community to collectively identify issues, brainstorm solutions, and implement actions that improve the overall well-being of that community. In essence, a civic collaboration model recognises that community development is not a task for a single entity but a collective endeavour that thrives on the active engagement and partnership of all community members. This provides a potential avenue to help foster consensus and agreement as to how best to proceed which is not necessarily limited to the Hub itself.

6. Conclusion

6.1 This report takes stock of the current position in relation to community development activity in Cranbrook. Whilst the prompt for this has been the need to consider the progression of the Place Partnership and to reactivate the Wellbeing Cranbrook programme, there are wider considerations

around the framework for community development in the town. A further report will need to be considered by EDDC's Cabinet with specific recommendations around the funding and hosting of roles, not least to ensure that conditions applied to previous funding are complied with. This will need to be informed by a more detailed options appraisal which can draw on the feedback and input from the Group.

Financial implications:

The report is not making a recommendation on a preferred option at this stage with a further report to be produced with further analysis undertaken and specific recommendations to be presented to cabinet at a later stage. On this basis there are no financial implications unless members decide a different course of action at the meeting.

Legal implications:

It is essential that any conditions attached to previous funding are complied with in any proposals moving forward. The legal implications moving forward will ultimately depend upon where the funds are hosted and further advice will be given at that stage.



Report to: Cranbrook Placemaking Group

Date of Meeting 6th October 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Cranbrook Stewardship - Management of Suitable Alternative Natural Greenspace – Preferred Approach

Report summary:

In the context of the Stewardship Report (presented to EDDC Cabinet on 30th July) this report sets out the proposed approach to the management of 78Ha of Suitable Alternative Natural Greenspace (SANG) which will be delivered across the four Cranbrook expansion areas.

It is proposed that the preferred approach for the appointment of the '*Responsible Organisation*' for adoption and future management of SANG in these expansion phases of Cranbrook is agreed with the Developers in accordance with an order of priority which aligns with other public open spaces and community assets within Cranbrook – with the aim of providing a consistent approach to management of public open spaces across the community.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That members of Cranbrook Placemaking Group note Cabinet's resolution (30th July 2025) regarding Stewardship of Public Amenities, and in particular the vital role that effective stewardship of public amenities plays in supporting the establishment of sustainable communities and request that Cabinet approve the following recommendations:

1. 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 Whimble 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).
2. Approve the following proposed selection criteria, which are set out as the Council's expected and 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. 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.

Reason for recommendation:

To ensure that Council's preferred approach for the appointment of a Responsible Organisation for the management of SANG in the expansion phases at Cranbrook is: consistent (across the different phases); financially sustainable; supports wider health, wellbeing and environmental benefits; and supports an effective approach to community stewardship of both the SANG and wider community assets.

Officer: Paul Osborne – Green Infrastructure Project Manager. T: 07745 667146
E: paul.osborne@eastdevon.gov.uk

Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☒ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☒ Place, Infrastructure and Strategic Planning
- ☒ Sustainable Homes and Communities

Equalities impact Low Impact

If choosing High or Medium level outline the equality considerations here, which should include any particular adverse impact on people with protected characteristics and actions to mitigate these. Link to an equalities impact assessment form using the [equalities form template](#).

Climate change Low Impact

Risk: Medium Risk; There is a risk that the Council will be unable to agree the preferred Responsible Organisation with the developer as the s106 agreements do not include an appropriate mechanism to impose our preferred choice on the developer should they disagree. Failure to appoint an appropriate 'Responsible Organisation' may result in SANG management reverting to the District Council as the competent authority in the future (without funding for in-perpetuity management), and/or a failure of the management of SANG within the expansion areas of Cranbrook being delivered in an appropriate manner

that maintains the quality and functionality of the SANG, is accountable to residents, and ensures that the wider benefits of SANG are realised by the community.

Links to background information [Agenda item - Stewardship of Public Amenities - East Devon](#)

Link to [Council Plan](#)

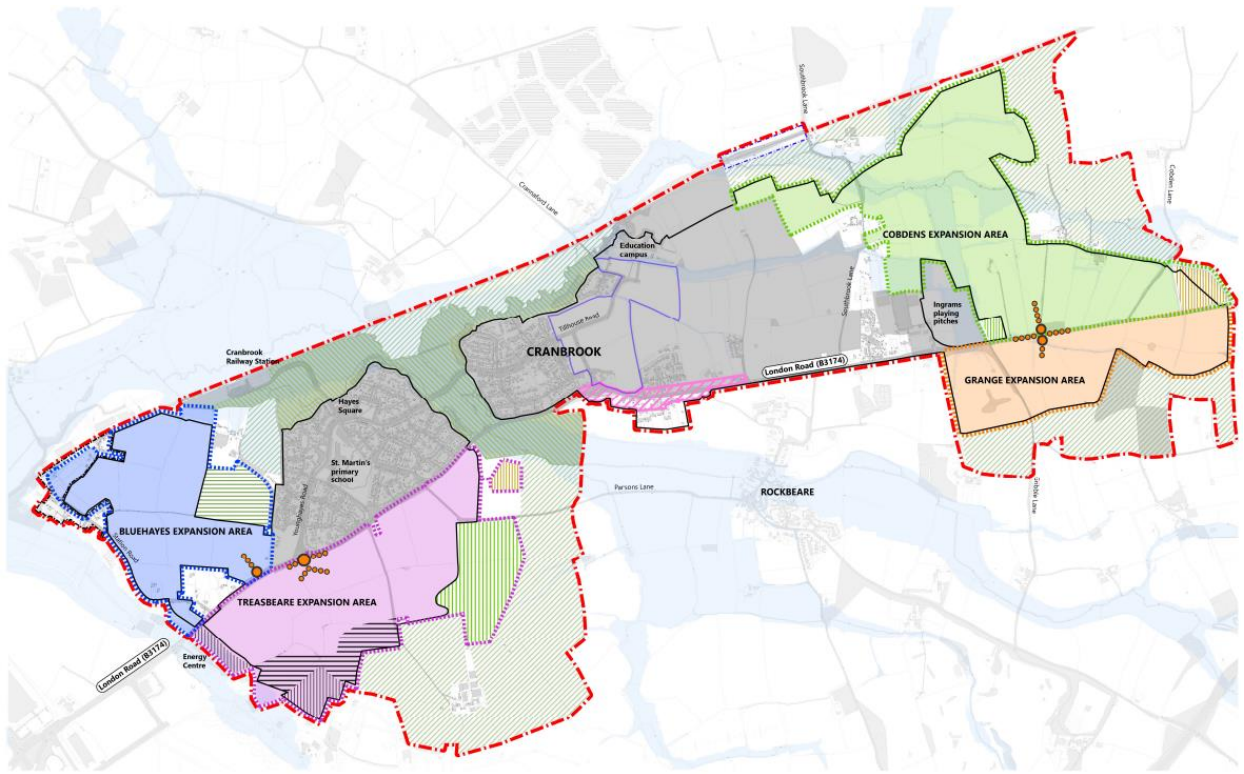
Priorities (check which apply)

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

Report in full

- 1.1 A report setting out East Devon District Council's future approach to Stewardship of Public Amenities was supported by Cabinet on July 30th 2025 (see link above). The report highlighted that the population of East Devon was increasing at more than twice the national average, driven in part by new housing developments. Prompted by financial pressures, the council took a decision around 15 years ago to stop adopting public amenities in such developments. In the intervening period a private management model has emerged, part of a wider national trend. The Competition and Markets Authority (CMA) has recently concluded that the proliferation of such models was leading to significant customer detriment.
- 1.2 The report set out the need for a new approach to the stewardship of community assets in East Devon's new housing-led developments, including strategic scale new communities, that focuses on creating social value for the lasting benefit of residents. This included:
 - A Stewardship Strategy targeted at new developments;
 - A Charter Mark for community friendly developments;
 - Annual quality of life survey in new developments
 - Establish a Place, Infrastructure and Strategic Planning Portfolio Holder Group to consider the Council's approach and report to Cabinet
- 1.3 The approach to future ownership and management of Public Open Space in Cranbrook accords with the principle of this Stewardship approach, with the priority for ownership and management of community assets such as on-site open space and allotments set out in the s106 agreements for each expansion phase. The order of priority for adoption and management of large areas of public green space used at Cranbrook (and delivered through the planning process) is as follows:
 - (i) *Whimble Parish Council or Cranbrook Town Council (depending upon which Authority's jurisdiction the site falls within at the time of transfer ...)*
 - (ii) *Another public body;*
 - (iii) *A public holding organisation or community interest company;*
 - (iv) *A Management Company*
- 1.4 The approach to the management of other proposed community assets in Cranbrook Town Centre, such as the Tillhouse – Cranbrook Town Hall, is set out in the Cranbrook Town Centre Masterplan.

- 1.5 Each expansion phase includes provision of a significant area of Suitable Alternative Natural Greenspace (SANG). SANG are one of the measures identified through the Habitat Regulations Assessment process to mitigate the impact of residential development on the Exe Estuary and the East Devon Pebblebed Heaths Special Protection Areas (SPA's), and are required to meet Natural England guidance which requires a SANG to be large, natural spaces with a 2.3-2.5km circular walk (accessible all year) and car parking. The Habitats Regulations require that mitigation be secured for the lifetime of the development. Natural England's position is that this is 80-120 years.
- 1.6 Local planning authorities are required to meet legislative requirements when permitting housing development through the Local Plan. In relation to the delivery and management of SANG at Cranbrook, East Devon District Council are considered to be the competent authority – with legal responsibility to ensure that SANG are delivered and maintained in-perpetuity to mitigate housing development.
- 1.7 Failure to deliver SANG will mean the Council is in breach of both the Habitat Regulations Assessment to the Local Plan, and the s106 agreements which require delivery of Habitat Regulations mitigation, and would risk legal action from the developers who have paid for mitigation or 3rd parties who may be concerned about failure to deliver the mitigation strategy.
- 1.8 Cranbrook Country Park comprises a network of natural green spaces which follow the Cranny Brook through Cranbrook extending to Great Meadow to the south, Cranbrook Station to the west and the Education Campus and Town Centre to the east (shown in dark green on the Cranbrook Plan Policies Map below). SANG within future phases of Cranbrook will connect with the Country Park to provide a continuous and connected series of natural green spaces.
- 1.9 Cranbrook Town Council currently own and manage the 28Ha Cranbrook Country Park which provides approximately 15.7Ha of mitigation equivalent to SANG. The Town Council also own and manage the Youghayes Centre and a number of other public open spaces, playing fields and allotments.
- 1.10 The Country Park was initially managed by a Private Management Company, but management was taken over by the Town Council to provide more accountable and better quality management. The Town Council have appointed a full-time Ranger to coordinate management, organise community events and provide a contact with the community, have invested in the Country Park (including new tree planting delivered with volunteers and local schoolchildren, an outdoor gym and pump-bike track), and are working with adjacent landowners such as the National Trust to provide wider community benefits.



Cranbrook Plan – Policies Map

- 1.11 A further 78Ha of SANG will be delivered within the expansion areas of Cranbrook (hatched green areas on the Policies Map). The future ownership and management of these SANG is set out in the s106 agreements for each phase which state:

Before the issue of the Final Certificate the Responsible Organisation shall be agreed jointly by the Owner and the District Council (both acting reasonably and having regard to both the cost of in perpetuity maintenance and the management regime of other SANGS in the Cranbrook Plan Area with the aim of achieving a consistent approach to overall management where possible)

*Where: **Responsible Organisation** means the District Council or other such organisation as agreed ... who would be responsible for commissioning the operational management of the SANGS*

- 1.12 The developer is required to provide a financial contribution to the Responsible Organisation which is sufficient to fund the in-perpetuity management of the SANG (80 years minimum) as below:

SANGS Maintenance Contribution means the sum to be agreed between the parties once the design for the SANGS and the SANGS Specification have been finalised and costed. The contribution being appropriate to ensure that the SANGS can be suitably maintained for a minimum period of 80 years and which in the event of phased SANGS delivery and transfer is indexed to the date of payment.

- 1.13 A Reserved Matters planning application is expected shortly for the Cobdens expansion area which will deliver 27Ha of SANG, with the first phase (c10Ha) likely to be delivered in 2026 and opened to the public in 2027. The Responsible Organisation will therefore need to be agreed in the near future to ensure it is in place to take responsibility for the SANG when site works have been completed.

- 1.14 In order to ensure that the management of the SANG accords with the principles set out in the Stewardship Report, and a consistent approach is achieved in relation to the management of public open spaces and community spaces in Cranbrook, it is proposed that the preferred 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) is as follows:
- i. Cranbrook Town Council in the first instance (subject to Governance Review in relation to the area currently within Whimble 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).
- 1.15 As the management of SANG is a key requirement of the Habitat Regulations Mitigation Strategy it is considered that a Private Management Company (or similar private company) would be inappropriate to manage SANG as should the organisation fail responsibility for the SANG would revert to the District Council as the competent authority.
- 1.16 The wording of the s106 agreements requires the District Council to 'jointly agree' the Responsible Organisation with the Owner. There is no mechanism to impose a Responsible Organisation on the Owner of each phase, albeit that both parties are required to act reasonably and with consideration of cost and a consistent management approach.
- 1.17 It is therefore essential that an open and fair selection process is used to select the Responsible Organisation, based around a robust Specification and SANG Management Plan. It is therefore proposed that the following selection criteria are set out as the Council's expected and consistent approach when (in conjunction with developers) determining who should be the Responsible Organisation. These criteria should be shared with developers ahead of any tender and agreement exercise which are designed to ensure the appropriateness and quality of the 'Responsible Organisation' for the management of SANG. The agreed criteria should also where possible be included 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
- 1.18 To inform the selection of the Responsible Organisation and provide clarity and a consistent approach to the Developers delivering each of the Cranbrook expansion areas it is proposed that Officers will work with the Developers and Town Council to create an outline specification and management plan which sets out the approach and requirements for SANG Management in Cranbrook

- 1.19 Officers will work with the Developers of each phase to ensure that process for selecting the Responsible Organisation accords with the s106 agreements and the priority order and selection criteria set out above.
-

Financial implications:

The s106 agreements for each phase of the Cranbrook expansion areas require the developer to provide land, deliver site works and a financial '*Maintenance Contribution*' to fund in-perpetuity management of the SANG by the '*Responsible Organisation*'. In the event that the maintenance contribution is insufficient or the Responsible Organisation fails the management of the SANG would revert to East Devon District Council as the competent authority, with potential impacts on revenue and capital budgets. It is therefore essential that an appropriate and cautious investment approach is taken to ensure in-perpetuity funding is available for SANG management, minimising the risk to EDDC. This principle is contained within the recommendation of the report.

Legal implications:

There are no substantive legal issues to be added to this report, each recommendation and action will need to be considered further once they are brought forward

Report to: Cranbrook Placemaking Group

Date of Meeting 6 October 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Mechanism for allocation and spend of Category 4 Infrastructure Contributions

Report summary:

The council is collecting category 4 infrastructure contributions from new developments permitted since the adoption of the Cranbrook Plan in October 2022. These contributions are pooled to fund a number of projects that lie within category 4. The council needs to establish a mechanism for the allocation and spending of these contributions to ensure that an appropriate balance is struck between funding the critical infrastructure necessary for the proper functioning of the town and that which is categorised as important.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

1. That the Cranbrook Placemaking Group identify their preferences for the set of principles to be used in establishing a formal mechanism for the allocation and spend of category 4 infrastructure contributions and these be reported to Strategic Planning Committee and then to Cabinet.

Reason for recommendation:

The requirement to have a clear set of principles in place for the spending of category 4 infrastructure contributions is important to ensure the fair and transparent allocation and spending of the millions of pounds that will be received over the coming years. The preferences of the Group will be taken into consideration in producing the principles reported to Strategic Planning Committee.

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

Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☒ Place, Infrastructure and Strategic Planning
- ☐ Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk; Click here to enter text on risk considerations relating to your report.

Links to background information Cranbrook Local Infrastructure Fund - [Agenda for Cabinet on Wednesday, 28th July, 2021, 6.00 pm - East Devon](#); Cranbrook Infrastructure Delivery Plan [infrastructure-delivery-plan-august-2022.pdf](#); Community Infrastructure Levy bid recommendations [Agenda for Strategic Planning Committee on Monday, 19th May, 2025, 10.00 am - East Devon](#)

Link to [Council Plan](#)

Priorities (check which apply)

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

Background

1. The Cranbrook Plan Development Plan Document (the Cranbrook Plan) categorises infrastructure requirements into four categories to ensure the timely delivery of infrastructure in a manner which also secures cost equalisation across the four expansion areas of the town. It also provides policy support for financial contributions to be made from housing schemes outside the allocated expansion areas.
2. Category 4 infrastructure includes a variety of projects that financial contributions are to be secured for through section 106 agreements for new development within the Cranbrook Plan Area, as detailed in the table below. Most of the category 4 projects are not on land within the expansion area allocations and therefore developers will effectively be making 'off-site' financial contributions for projects to be delivered by a third party.

Category 4 infrastructure project	IDP Priority	Financial contribution (at 1Q 2020)
Fire station (blue light facility)	2 – Important	£1,400,000
Children's centre fit out	2 – Important	£36,218
Youth centre fit out	2 – Important	£36,218
Library fit out	2 – Important	£480,000
Extra Care provision	1 – Critical	£3,500,000
Health and Wellbeing Hub	1 – Critical	£7,000,000
Leisure Centre	2 – Important	£3,993,940
Offsite walking and cycling enhancements	2 – Important	£2,530,000
Pavilion and 8 team changing rooms for Treasbeare Sports Hub	2 – Important	£1,350,000
4 no. Tennis Courts with flood lighting	2 – Important	£373,000
Secondary School education	1 – Critical	£2,583,429
SEND school provision	1 – Critical	£1,017,573
Shared cars and e-bikes	2 – Important	£300,000
Sustainable transport enhancements	1 – Critical	£6,378,000

3. Because category 4 contributions are used to equalise costs across the expansion areas, those developments with the highest on-site infrastructure burdens will be making proportionally lower off-site category 4 contributions than their counterparts who have minimal on-site infrastructure to deliver. Additionally, of the s106 agreements that have already been signed for the expansion areas, as well as those currently being negotiated,

phased payment of category 4 contributions is included to ensure that development remains viable within the context of developer cash flow.

4. Together with the fact that category 4 contributions are pooled into one pot, these factors mean that the receipt of category 4 contributions will be spread over a number of years and without forward funding, will mean that the council needs to make difficult decisions about which projects to prioritise and fund in the earlier years of the expansion of the town.
5. There are several different options to be considered for both the process of prioritising the order of funded projects and the mechanism for funding requests to be made and decisions to be taken. These are considered in turn in the following paragraphs.

Timing of requests

6. Starting with the process for requests for funding to be made there are a couple of options;
1. Requests for funding to be made at any time or 2. Requests for funding to be made during a defined period.
7. Accepting funding requests at any time allows for project funding to be awarded in a dynamic manner, aligning with project timelines. However, it also risks funding being awarded for projects that may have been considered a lower priority had additional bids been received at the same time and there then being inadequate funding available when those higher priority projects come forward.
8. The acceptance of funding requests only during a defined period is the same mechanism used for the council's CIL funding, whereby infrastructure providers are advised of the opening of a funding round and invited to submit bids. This process ensures that all bids are considered in the same timescale and allows them to be weighted against one another. However, the process is not as dynamic as the first option and could result in delay to a project that may otherwise be capable of progressing further. The frequency of bidding rounds could be based on calendar periods (e.g. annual or bi-annual) or when a specific amount of funding is available for allocation or they could align with the times when the CIL fund is also open for the submission of bids.

Prioritisation of projects

9. As shown in the table at paragraph 2, the category 4 projects have been allocated a priority as part of their inclusion in the Cranbrook Infrastructure Delivery Plan (IDP), with them being either priority 1 projects that are critical and fundamental to the delivery of the vision, objectives and policies of the Development Plan or priority 2 projects that are important to delivery specific development schemes and meet the needs of new residents. Regardless of how the process of funding bids being accepted is decided, a further exercise in project prioritisation will be required as there are multiple projects in both IDP priorities 1 and 2.
10. Projects could be ranked within their existing IDP priority so that a list is devised that starts with the highest priority 1 project and ends with the lowest priority 2 project. Funding will be allocated from top to bottom, setting a clear mechanism and expectation for infrastructure providers. However, it wouldn't recognise the likely significant discrepancies in timescale for project progression and could mean that a project that isn't ready for delivery is funded before one that is otherwise shovel ready.
11. An alternative to the method in paragraph 10 would be to weight bids assessed on not only their IDP priority but also to include criteria relating to other matters. For the East Devon CIL bidding process in 2024/25 the additional criteria were demonstrable need, value for money (inc. match funding) and deliverability. For the Cranbrook category 4 projects it could be said that the demonstrable need has already been evidenced through the production of the Cranbrook Plan and its associated IDP as the two go in to far more detail than the East Devon Local Plan. Looking at it differently and more akin to the CIL bidding process, assessing demonstrable need allows for consideration to be given to the current infrastructure issues in Cranbrook, the consequences of not carrying out the project, the support it gives to housing and/or economic development and whether it delivers physical infrastructure.

Decision making

12. The terms of reference for the Cranbrook Placemaking Group state that it is an advisory body and therefore the Group does not have the ability to decide which projects to fund and when. As is the process for the allocation of CIL funding, the council's Strategic Planning Committee will be the ultimate decision-making body. However, the Placemaking Group have an important role to play in making recommendations on how funding should be allocated.
13. The council's already established CIL Member Working Party could be utilised as a neutral group for the consideration of funding bids and could either receive recommendations from the Cranbrook Placemaking Group or the two could make separate recommendations directly to the Strategic Planning Committee, although this latter option could make the decision of SPC particularly challenging if the two groups make different recommendations.
14. A further opportunity of using the CIL Member Working Party could arise if the wider process is set up to receive bids at the same time as CIL bids are made as there could be scope for a project to also bid for match funding from CIL. This would allow for projects such as the leisure centre, that will serve a wider geography than Cranbrook, to secure funding from both pots of money.

Forward funding

15. In 2021 the council's Cabinet agreed to the principle of an infrastructure fund for Cranbrook to forward fund the delivery of infrastructure projects that would otherwise be delayed due to the staged payment of infrastructure contributions or to fund those on-site infrastructure projects (e.g. primary schools) that are required early in the phasing of a site and have high up-front capital costs.
16. Since then, the interest rates that the council can secure through prudential borrowing have gone up and this mechanism of forward funding is not as attractive to developers as it once was. However, the council is committed to exploring ways to advance the delivery of infrastructure necessary for the community of Cranbrook and so it is recommended that reference to forward funding is included in the final document.
17. There is also the potential for an infrastructure provider themselves to forward fund the delivery of a project and this eventuality needs to be allowed for in the finalised process.

Conclusion

18. Members of the Placemaking Group are requested to identify their preferences for the mechanism and principles for the allocation and spending of category 4 infrastructure contributions as discussed in the preceding paragraphs. A report will then be prepared for East Devon District Council's Strategic Planning Committee to recommend a document to Cabinet setting out the mechanism and principles and reporting the views of this Group to both the Strategic Planning Committee and, in line with the Terms of Reference of the Group, also to Cabinet.

Financial implications:

Although this report considers important financial issues relating to the funding key infrastructure it is assumed that all funds are derived from developers' contributions, and this report is considering the allocation of those funds.

Legal implications:

There are no substantive legal issues to be added to this report at this time, all actions in the future will need to be assessed as they come forward.

Cranbrook Placemaking Group

Implementation Plan

October 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 variation of legal agreement. Planning application pending consideration. Cabinet approved funding for Pre-construction Services Agreement, requires Council approval October 16th</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

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	<p>G</p> <p>Workshop in Summer 2025 to discuss process for production of a more detailed masterplan and delivery plan.</p> <p>Project plan is currently being developed.</p>	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	<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)</p>	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 health and leisure provision.	
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>Feasibility study led by NHS Devon being reviewed by NHS England.</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>Leisure Centre Working Group established by East Devon District Council, project established and feasibility design of leisure centre and wider wellbeing campus produced.</p> <p>Cabinet approved funding to procure design team to progress to end of RIBA stage 3 in September 2025. Open tender out until mid-October 2025. Final budget and appointment to be approved by Council in early November 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.</p>	Thea Billeter EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Only phase 1 of high street constructed, with most units now open. TW sales centre removed at end August 2025. 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>	Andy Wood EDDC

[illegible]

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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> <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>G</p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</p>	Thea Billeter/ Liam Fisher EDDC
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</p>	James Brown/Ben Chesters EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					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>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 to resolve matters arising.</p>	Ben Chesters/James Brown EDDC
Community Infrastructure						
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	<p>G</p> <p>Commissioning complete; final snagging in light of building control findings.</p>	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>R</p> <p>Delivery will depend on final basin 2c/town centre drainage scheme /</p>	Janine Gardner CTC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					possible relocation to town centre/edge of town centre. Looking to resolve location through s106 variation.	
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	<p>A</p> <p>National Grid have now devised an alternative strategy to release capacity. Land for a new primary sub-station yet to be secured but 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.</p>	Andy Wood EDDC
London Road	Comprehensive package of works to reduce design speed to 20/30 mph and prioritise active travel.	Total cost not ascertained £2.253m (indexed to Q1 2020) from expansion areas S106	DCC as highway authority		<p>G</p> <p>Brookbanks commission from DCC complete. DCC in house project</p>	Chris Burridge Barney –DCC Kenji Shermer - EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					<p>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 2025 for an initial phase of works. Paper considered by Group 4th August 2025. Further paper will come to the December meeting.</p>	
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</p>	Simon Niles DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					<p>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>	
District heating						
Decarbonisation 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	September 2025	<p>R</p> <p>Project experiencing significant delays in progress due to challenges in agreement of final commercial terms.</p>	Andy Wood Naomi Harnett EDDC
Expansion areas district heating project	Procurement of Energy Services Company (ESCo) for the expansion areas.	£6.95m GHNF funding	EDDC	January 2027	<p>A</p> <p>Project Manager and consultant team employed to take forward and regular</p>	Andy Wood Naomi Harnett EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					meetings with developers taking place.	

Cranbrook Placemaking Group

6 October 2025

Forward Plan of reports to the Group

Meeting date	Report
8 December 2025	<ul style="list-style-type: none"> • Interim management of assets outside Cranbrook Parish boundaries • Decarbonisation of district heating • ESCo for the expansion areas • London Road upgrades
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 • New Community partners discussion • Town Centre delivery plan and programme governance
13 April 2026	To be confirmed

Standing item – Community Governance Review

Andy Wood

Director of Place

October 2025