

Agenda for Cranbrook Placemaking Group Monday, 2nd February, 2026, 9.30 am

Members of Cranbrook Placemaking Group

Councillors: K Blakey, K Bloxham, H Gent, S Hawkins, T Olive,
N Vanstone and V Wright

Venue: Conference Room, Younghayes Centre, Cranbrook

Contact: Wendy Harris, Democratic Services Officer;
01395 517542 email wendy.harris@eastdevon.gov.uk
(or group number 01395 517546)
Friday, 23 January 2026



East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

DX 48808 HONITON

Tel: 01404 515616

www.eastdevon.gov.uk

- 1 Minutes of the previous meeting (Pages 3 - 7)
Minutes of the previous meeting held on 8 December 2025.
- 2 Apologies
- 3 Declarations of Interest
Guidance is available online to councillors and co-opted members on making [declarations of interest](#).
- 4 Public speaking
Information on [public speaking is available online](#).
- 5 Matters of urgency
- 6 Confidential/exempt items
To agree any items to be dealt with after the public (including the Press) have been excluded.

There is one item which officers recommend should be dealt with in this way.
- 7 Discussion with New Community Partners
- 8 Category 4 Infrastructure Contributions - assessment criteria (Pages 8 - 12)
- 9 Cranbrook Town Centre Projects (Pages 13 - 16)
- 10 Implementation Plan (Pages 17 - 30)
- 11 Forward Plan (Page 31)
- 12 Local Government (Access to Information) Act 1985 - Exclusion of Press and Public

The Chair to move the following:

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

PART B

13 Update on Cranbrook Expansion Areas (Pages 32 - 35)

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

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

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

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Cranbrook Placemaking Group held at Conference Room, Younghayes Centre, Cranbrook on 8 December 2025

Attendance list at end of document

The meeting started at 9.30 am and ended at 10.55 am

39 Minutes of the previous meeting

The minutes of the previous meeting held on 6 October 2025 were agreed as a correct record.

40 Declarations of Interest

There were no declarations of interest.

41 Public speaking

There were no members of the public present.

42 Matters of urgency

There were no matters of urgency.

43 Confidential/exempt items

There were no confidential or exempt items.

44 Briefing Note: Devon County Council London Road footway/cycleway improvements

Chris Burridge-Barney, Devon County Council's Transportation Planning Officer presented the briefing note on Phase 1 of the London Road footway/cycleway improvements and gave a brief update, accompanied by engineering design plans, illustrating the proposed locations of the 3.5m wide shared footway and cycleway paths, designed in accordance with the government's Cycle Infrastructure Design Guidance. It was noted that segregated paths would not be included in the scheme, as the additional width needed for the 5m wide path would significantly increase third party land requirements and would increase the need to remove hedgerows and trees.

Before construction, the scheme will undergo independent Road Safety Audits to review safety for all users and refine design. Stakeholder feedback, including measures to prevent vehicle access to paths, would be considered and further engagement with EDDC, Cranbrook Town Council and affected landowners will be planned, along with a wider public consultation on the proposals.

The group discussed the proposed improvements, and it was requested that Rockbeare Parish Council should be included in all further engagement. It was noted that since the design plans had been developed an agreement had been reached for the redevelopment of Tillhouse Cottage, including securing a path to the front of the site and

the expansion areas fronting London Road would have segregated cycle route due to sufficient land either side to allow this.

Councillor Blakey noted the proposal for a T-junction at Ingrams, despite the town council's preference for a mini roundabout and asked whether DCC supported the use of mini roundabouts on London Road. The Transportation Planning Officer explained this would depend on anticipated traffic volumes, with larger developments typically requiring a roundabout. The Cranbrook Town Council Clerk raised concerns about traffic issues during specific times of the day at the Station Road T-junction and the Cranbrook New Community Manager confirmed there would be an opportunity to improve this junction as part of the Bluehayes development.

In response to a query on funding and stakeholder liaison timescales, the Transportation Planning Officer advised that the design stage would take up most of the next financial year, with construction planned for 2028/29, and confirmed he was happy to engage with stakeholders throughout this period. Funding will come from secured CIL and S106 contributions, with further S106 monies expected to help progress and prioritise future sections.

RESOLVED:

That the update be noted.

45

Mechanism for the allocation and spending of Category 4 Infrastructure Payments

The Group received an update from the Cranbrook New Community Manager on the mechanism and preferences in areas relating to the allocation and spending of category 4 infrastructure contributions that the Group had previously considered.

The Cranbrook New Community Manager referred to the list of infrastructure projects worth over £30m and stated that because funding was not anticipated to begin being received until the 2028/29 financial year, the council would need to seek to use forward funding agreements on a case-by-case basis to maintain financial stability for all parties. The Group noted that a paper was being prepared for submission to Homes England to seek a forward funding package for the category 4 items and other infrastructure needs for Cranbrook.

Feedback on the draft process highlighted several key areas for improvement:

- Clarity on information required: The need to clearly specify the exact information required from Devon County Council was emphasised.
- Decision-Making Criteria: A request for transparency regarding the criteria used for allocating funds.
- Funding Round Duration: It was suggested that funding rounds remain open for a minimum of 8 weeks, rather than the proposed 6 weeks. This extension to 8 weeks should also apply to any potential extra rounds for urgent projects.

Regarding the timeline for discussion and agreement, it was confirmed that the proposed criteria could be presented at the February meeting and the Strategic Planning Committee in March 2026 for approval followed by Cabinet.

RESOLVED:

That the document setting out a mechanism and principles for the allocation and spend of category 4 infrastructure contributions be endorsed subject to the funding rounds to be

open for a minimum period of 8 weeks and a detailed criteria for Category 4 infrastructure bids to be reported to the Placemaking Group prior to reporting of this matter to Strategic Planning Committee and Cabinet.

46 **Health Provision at Cranbrook**

The Cranbrook New Community Manager presented the paper received from NHS Devon ICB updating the Group about the short-term and long-term plans for the existing primary care (GP) provision currently delivered at the Cranbrook Medical Practice.

Despite an expansion in 2021 the surgery is still too small for the population of Cranbrook residents and the NHS Devon ICB decided there was an immediate need to explore a short-term solution and would look at using the car park to provide a temporary modular solution however this would result in there being no residual parking on the site. The next meeting with the stakeholders and Cranbrook Town Council will take place on 6 January 2026 to progress this option.

The construction of a larger premises is planned for the long-term solution which would include a wellbeing service. NHS Devon have produced a programme of works aimed at securing funding and discussions are ongoing about the delivery options. Discussions are also ongoing with NHS England and EDDC regarding identifying appropriate funding of £400k to progress the Short Form Business Case for the long-term solution.

The Town Council Clerk noted the project was based on a population of 20,000 and questioned whether the figure should be near to 22,000. The Cranbrook New Community Manager acknowledged the figure was indeed higher and explained this was the figure provided by NHS Devon ICB.

RESOLVED:

That the update be noted.

47 **Community Governance Review**

The Group received a verbal update on the progress with the Community Governance Review which looked at the current parish governance arrangements for Cranbrook and surrounding area.

It was noted that a report will be presented to Council on Wednesday, 10 December, setting out recommendations to include the following five areas within the Cranbrook parish:

- Treasbeare Expansion Area,
- Bluehayes Expansion Area (sections not already within Cranbrook parish),
- Properties on the northern side of London Road currently within Rockbeare parish
- Grange Expansion Area
- Cobdens (sections not already within Cranbrook parish)

A further public consultation will take place in the early 2026 with the outcomes reported back to Full Council in June 2026.

Councillor Gent stated that this represented the most logical solution for Cranbrook.

RESOLVED:

That the verbal update be noted.

48 **Forward Plan**

The Group received the forward plan.

RESOLVED:

The forward plan be noted subject to receiving a report on the criteria for category 4 infrastructure payments, and a general update on the expansion areas on 2 February 2026 and to move the Town Centre delivery plan and programme governance to 13 April 2026.

49 **Implementation Plan**

The Group received an Implementation Plan outlining the list of projects scheduled for delivery.

The Group noted positive progress: an architecturally-led multi-disciplinary design team has been appointed to develop plans for the leisure centre and associated car park. An outline planning application for the leisure centre, county facilities and car parking is expected to be submitted in August 2026. This application is anticipated to include the blue light land located to the west of the site.

The blue light land is intended for Fire Brigade use, however, if not required, it may be repurposed for workshop or small business units.

The Group also received an update on Cranbox which included:

- Weekly time is dedicated to support the transfer of TC2 land to the council. A meeting is hoped to take place this week between all parties to resolve outstanding matters and enable completion.
- The Preconstruction Services Agreement Contract has been awarded, and EDDC now has an employed agent. Progress to the next stage depends on the TC2 land transfer.
- A licence needs to be arranged for the strip of land located between TC2 boundaries and the existing Tillhouse Road.
- A meeting with the Town Council is scheduled next week to discuss the Cranbox transfer.
- Consideration of the planning application is ongoing.

RESOLVED:

That the Implementation Plan be noted.

Attendance List

Councillors present:

K Blakey (EDDC)

T Olive (EDDC)

V Wright (CTC)

H Gent (DCC)

Officers in attendance:

Thea Billeter, Cranbrook New Community Manager
Ed Freeman, Assistant Director Planning Strategy and Development Services
Wendy Harris, Democratic Services Officer, EDDC
Nicola Wison, Principal Planning Officer, DCC
Chris Burrige-Barney, Transportation Planning Officer, DCC
Janine Gardner, Clerk to Cranbrook Town Council
Alexandra Robinson, Deputy Clerk to Cranbrook Town Council

Councillor apologies:

K Bloxham
S Hawkins

Officer apologies:

A Wood

Chair

Date:

Report to: Cranbrook Placemaking Group

Date of Meeting 2 February 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Category 4 Infrastructure Contributions – assessment criteria

Report summary:

Following the report to the Cranbrook Placemaking Group on 4th December 2025 in relation to the mechanism for the allocation of category 4 infrastructure, this report presents a draft set of assessment criteria for bids made for that funding.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That the Cranbrook Placemaking Group endorses the set of criteria for the assessment of category 4 infrastructure funding bids and together with the previously endorsed mechanism and principles for the allocation and spending of category 4 contributions, this is reported to Strategic Planning Committee and then to Cabinet.

Reason for recommendation:

Together with a defined overall mechanism, an agreed set of criteria for the assessment of bids for Category 4 infrastructure funding allows for a transparent and robust process to be undertaken for the awarding Category 4 infrastructure funding, ensuring that the constituent projects are funded in a suitable order.

Officer: Thea Billeter, Corporate Lead for New Communities, thea.billeter@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

Climate change Low Impact

Risk: Low Risk

Links to background information [Agenda for Cranbrook Placemaking Group on Monday, 8th December, 2025, 9.30 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
-

Report in full

1. At the meeting of the Placemaking Group on 8th December 2025 a report was considered regarding the mechanism for the allocation of category 4 infrastructure contributions. The resolution of the Group included a request for a further paper regarding the detailed criteria for the making and assessment of category 4 funding bids.
2. Officers of the Placemaking Group local authorities have liaised to derive a set of questions and a scoring template.
3. Funding bids would be requested to answer the following questions to provide the assessors with the information necessary to appraise their bid. The questions have been designed to reflect the discussions that took place at the December meeting. They also take account of the questions that were posed for the council's most recent CIL bidding process to ensure some consistency across the two processes, noting that the category 4 monies are collected via section 106 rather than CIL.

Eligibility check

- a. Is the project specifically identified in the Cranbrook IDP?
- b. Is the project listed under Category 4 infrastructure in policy CB6 (Cranbrook Infrastructure Delivery) of the Cranbrook Plan?

Need

- c. Does the project support a statutory service?
- d. Does the project result in enhanced infrastructure provision or delivery?
- e. What is the consequence of not carrying out the project?
- f. Is the project seeking funding for capital spend or revenue funding for feasibility studies?

Value for money

- g. If the monies requested are awarded, does a funding gap remain (capital or revenue)? If there is match funding, please provide details, even if these are not yet finalised.
- h. Costings detailed – is evidence provided?

Deliverability

- i. Has planning permission been obtained (or is not required), submitted or not yet submitted?
 - j. Please provide details of project risks.
 - k. Please provide details of the readiness to proceed, including proposed completion timescales for the project.
4. Attached is a draft bid scoring template that transposes these questions, requiring assessors to award a score out of 25 for each of the four categories of question. This is

also reflective of the scoring mechanism used for the most recent CIL bidding round and is considered to allow for a robust and transparent scoring that should ultimately provide a good overall assessment of the merits of a bid. The bids themselves will be dealt with in accordance with an agreed mechanism for the allocation and spending of the category 4 contributions.

5. Members of the group are recommended to endorse the questions listed above, together with the draft scoring template. Together with the draft mechanism for the allocation and spending of category 4 contributions, as considered by the Group in December 2025, these will be reported to the council's Strategic Planning Committee and then onward to Cabinet.

Financial implications:

There are no direct financial implication on the Council's finances from the recommendations in the report

Legal implications:

There are no legal implications requiring comment for the Cranbrook Placemaking Group (ALW/002855)

Cranbrook Category 4 Infrastructure – Scoring template for funding submissions



Project title and location/address

--

Eligibility Check

Criteria	Yes	No
1. Is the project specifically identified in the Cranbrook IDP?		
2. Is the project listed under Category 4 infrastructure in policy CB6 (Cranbrook Infrastructure Delivery) of the Cranbrook Plan?		

Project Summary (no more than 150 words, insert from application for funding form)

--

Scoring template

Key criteria	Officer comment (how the bid form answered the question & supporting evidence)		Score
Infrastructure delivery plan or Cranbrook IDP (max score 25)	Priority 1 (score 25)		
	Priority 2 (score 15)		
	Priority 3 (score 5)		
	Not in IDP (0)		
Need (max score 25)	Need for the project including: 1. Does the project support a statutory service? 2. Does the project result in enhanced infrastructure provision or delivery?		

	3. What is the consequence of not carrying out the project?		
	Is the project seeking funding for capital spend or revenue funding for feasibility studies?		
Value for money (max score 25)	If the monies requested are awarded, does a funding gap remain (capital or revenue)? If there is match funding, please provide details, even if these are not yet finalised. (15 marks)		
	Costings detailed – is evidence provided (10 marks)		
Deliverability (max score 25)	Planning permission obtained or not required (8), submitted (4), or required (0)		
	Risks (High, medium, low) (9)		
	Please provide details of the readiness to proceed, including proposed completion timescales for the project (8) (Based on year of delivery reducing each year)		

Total score /100

Report to: Cranbrook Placemaking Group

Date of Meeting 2 February 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Cranbrook Town Centre projects

Report summary:

There are a number of ongoing projects within Cranbrook town centre, including a number of land transfers, together with the commercial project of Cranbox and the health and leisure campus.

Land transfers are underway but those for TC1 and TC2 have been delayed by the slow progress of resolving the legal agreements to facilitate the approval of the New Community partners town centre residential applications.

The Cranbrook leisure project is working to an accelerated project programme and is looking to see the delivery of leisure and Decon County Council facilities. It is advanced from the wider campus project to see provision made of a dedicated Neighbourhood Health Centre, which has been experiencing revenue funding challenges to enable the production of the Short Form Business Case required to try and secure NHS capital funding.

A planning application for Cranbox is pending consideration. The Cranbox project has experienced a number of delays through the project, with the slow progress of land transfers (as detailed in paragraph 2) having a significant impact upon the programme.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That the Cranbrook Placemaking Group note the progress being made on the delivery of Cranbrook town centre.

Reason for recommendation:

To ensure that the Placemaking Group are kept informed about constituent projects within Cranbrook town centre.

Officer: Naomi Harnett, Corporate Lead – Placemaking and Major Projects,
naomi.harnett@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

Climate change Low Impact

Risk: Low Risk;

Links to background information [Agenda for Cranbrook Placemaking Group on Monday, 8th December, 2025, 9.30 am - East Devon](#) – Agenda item 9 – Health provision at Cranbrook [Agenda for Leisure Strategy Delivery Forum on Tuesday, 13th January, 2026, 6.30 pm - East Devon](#) – Agenda item 9 Cranbrook Leisure Centre update

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. There are several ongoing projects within Cranbrook Town Centre, most of which are being led by the public sector. This report provides an update on these projects.
2. In November 2022 the council made an acquisition of town centre land parcels TC4 d&e (land between Morrisons, Crannaford Lane and Badger Way) and this has helped to provide greater opportunities for the delivery of facilities in the town centre.

Land transfers

3. In addition to the land already acquired, a number of land transfers are underway or expected.
4. Land parcel TC1 is in the process of transfer from the New Community partners to Devon County Council, intended for the delivery of an Extra Care facility. The land transfer obligation is for a site of 0.5ha but to reflect the full planning permission granted to Live West and so as to enable the proposed access road to be constructed by them, the transfer is being progressed with a larger site area.
5. Adjacent to TC1 is land parcel TC2 which represents the remaining land north of Tillhouse Road and south of the Country Park. This land is due for transfer to East Devon District Council. The site is in part expected to accommodate The Tillhouse building for Cranbrook Town Council, together with Cranbox (discussed below) and therefore there will need to be an onward transfer of part of the site to the Town Council once the precise boundaries of the transfer have been established.
6. Both of these land transfers are underway and nearing the ability to complete but the New Community partners have stated that they cannot complete until their town centre residential planning applications have been issued as the legal agreements accompanying these will amend their existing land and delivery obligations in the town centre and remove risks that would remain should the land transfer in advance of the issuing of the residential planning applications.
7. In addition to these land transfers, the New Community partners have made an offer to transfer land parcel TC4b to Devon County Council, in line with their existing legal

obligations. The land was originally intended to accommodate the facilities for children's, youth and library services; however Devon County Council's Cabinet have now taken the decision to incorporate these services within the East Devon District Council Leisure Centre building. The s106 provisions allow for Devon County Council and East Devon District Council to jointly direct that the land is instead transferred to East Devon District Council and given the changed circumstances, this is likely to occur.

8. Land parcel TC4c will also be due for offer to East Devon District Council and once transferred will mean that the council will own all the remaining TC4 land parcels.

Town Centre Masterplan and Delivery Strategy

9. A masterplan narrative was endorsed by the council in October 2024, identifying high level principles for the development of the town centre and locations for key uses. Since then, projects for the health and leisure campus have been established and this report gives further information about that. This has altered the location of these uses from that previously identified, in part due to a change in the facilities mix, to ensure that the swimming facilities are sized to account for the proposed new town of Marcombe.
10. As part of wider work being undertaken by the council to explore how the new town of Marcombe can be developed alongside and complementary to Cranbrook and the Enterprise Zone sites, AHR architects have been appointed to develop the next stage of masterplan. This work is in the early stages of development and will engage officers and members of the three local authorities in its production. A high-level delivery strategy will also be produced alongside the more detailed masterplan.

Health and leisure campus

11. The Group were provided with a written update regarding health provision at the meeting in December 2025 and it should be noted that this project to deliver an Integrated Neighbourhood Health Centre is not progressing at the same pace as the leisure project. Revenue funding is still being sought to complete a Short Form Business Case to enable capital funding from the NHS to be sought through a bid.
12. A project team, led by AHR Architects, have been appointed following a competitive tender exercise undertaken in Autumn 2025. The team are progressing on several workstreams to meet the ambitious programme that the council is working to. Latest developments are:
 - a. RIBA stage 2 design now underway
 - b. Communications plan developed and implemented
 - c. First public consultation planned to be undertaken in February 2026, with an in-person event included
 - d. Market engagement with contractors to ensure that the scheme can be delivered to the market for tender at the optimal time
 - e. Ecology and arboriculture surveys underway
 - f. Risk management ongoing
 - g. Engagement with Devon County Council regarding the inclusion of services delivery by them within the leisure facility.
13. Although the leisure project is progressing at a faster pace than the health element, the overall campus approach is being maintained, with shared parking provision for the public and consideration of the public realm between the two facilities. The planning strategy is still under consideration but is exploring how the health centre can be accommodated within the wider proposal for planning application purposes.
14. Due to the accelerated nature of the project programme, it is very important that key decisions are made in a timely manner to allow the pace to be maintained.
15. The work through RIBA stage 2 will develop the design further as well as more detailed cost planning and a funding strategy and business case is being produced regarding the capital funding required to allow the construction of the leisure centre.

Cranbox

16. The Cranbox project continues to advance according to a revised programme. Western Buildings, the modular provider, has initiated detailed design activities under the Pre-Construction Services Agreement.
 17. A planning application for the delivery of Cranbox on land parcel TC2 is currently under review by the council. The determination process has experienced delays, primarily due to issues related to meeting the mandatory Biodiversity Net Gain requirements.
 18. At present, the project remains aligned with the revised programme. Finalisation of the building design is expected by the end of February, with on-site works scheduled to commence in early April. Project completion is targeted for the end of September 2026. However, this is dependent upon the transfer of the TC2 land to EDDC.
 19. Upon completion, ownership and management of the building and land will be transferred to Cranbrook Town Council. Occupation of the units is anticipated in Q3/Q4 of 2026/27.
 20. Monthly progress meetings are being held with representatives from CTC. These meetings serve both to provide project updates and to facilitate CTC's involvement in the detailed design process, ensuring the building meets operational management requirements.
-

Financial implications:

This report notes progress and therefore the recommendations have no new financial implications.

Legal implications:

There are no legal implications requiring comment in this update report for the Cranbrook Placemaking Group (ALW/002855)

Cranbrook Placemaking Group

Implementation Plan

February 2026

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 2026;

- 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 and Council approved funding for Pre-construction Services Agreement, which has now begun.</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> <p>Next stage masterplan commissioned and begun.</p>	<p>Thea Billeter EDDC</p>




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>Work progressed January 2026.</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 £742,000	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 space	Delivery of flexible multi use community space focusing on supporting vulnerable children and families, primarily through statutory Public Health Nursing services and other children's services. DCC Cabinet approval 8 th October 2025 for provision of DCC community space within the Cranbrook leisure centre.	Budget s.106 contributions	DCC	TBC	<p>G</p> <p>DCC is working with EDDC as part of their leisure centre project (please see further details below under the Health, Wellbeing and Leisure Hub entry).</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	G Planning application has a resolution to approve, s106 being drafted. Land transfer nearing completion.	Nicola Wilson / Giles Colton DCC
Leisure Centre	Project to deliver a leisure facility in Cranbrook, to include a swimming pool, together with gym and studio space.	Revenue funding for design stage confirmed by EDDC Cabinet and Council, utilising EZ programme. Capital funding to include s106 from expansion areas. Other capital sources not yet secured.	EDDC	TBC	G Cabinet approved funding to procure design team to progress to end of RIBA stage 3 in September 2025. AHR architects appointed to lead this multi-disciplinary team in November 2025. Public consultation planned February 2026.	Mike O'Mahony Naomi Harnett EDDC
Integrated Neighbourhood Health Centre	Project to delivery a health facility in Cranbrook town centre, to provide GP and other health care services.	S106 from expansion areas will meet partial cost. Other capital sources not yet secured.	NHS and EDDC	TBC	A Feasibility study by NHS Devon completed 2025 and further revenue funding being sought to progress the project to a Short Form Business Case.	NHS Devon and EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Leisure Centre project planning application will also apply for outline planning permission for the health site.	
Town Centre planning applications	Implementation of applications relating to: Supermarket and town square Parade of shops Nursery	N/A	New Community Partners/HDD Cranbrook Town Council for square	Planning Permission issued May 2022 Construction completion summer 2024	A 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. TW sales centre removed at end August 2025. NCp have commissioned marketing of the Phase 2 land.	Thea Billeter EDDC
Town Centre highway uplift works	Completion of uplift works on Tillhouse Road and Court Royal. Amongst other works, includes removal of central island on Tillhouse Road, widening of pavement, provision of	EDNCp (consortium)	EDNCp (consortium)	Summer/Autumn 2025	R Planning permission was issued for the works in March 2023 but they have not yet begun.	EDNCp (consortium) EDDC for discussions over timetable of works

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
	pedestrian crossings and tree planting.				Existing permission and legal agreements don't obligate delivery in a set time scale. TC1/2 bellmouth works due for completion in 2025/early 2026 following basin 2C and wider drainage works completed.	
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
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 had been delayed pending outcome of remaining additional</p>	Andy Champion EDDC Sarah Ratnage/Nicola Wilson DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					town centre housing planning applications. TC4b offer to transfer not yet received but DCC have requested that EDDC take the transfer. This is awaiting a formal decision.	
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	 EDDC full Council agreed to undertake the CGR on 26 Feb 2025. Stage one consultation closed on 24 th October 2025. Report to EDDC Council 10 th December 2025 agreed to undertake stage two consultation on draft recommendations early 2026.	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			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		 Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.	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		 Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.	James Brown EDDC
Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		 Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.	James Brown/Ben Chesters EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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. Planning applications now subject to a resolution to approve. Negotiations underway regarding the s106 agreements.</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 / possible relocation to town centre/edge of town centre. Looking to</p>	Janine Gardner CTC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					resolve location through s106 variation.	
Other category 4 infrastructure projects						
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 2025 for an initial phase of works. Papers considered by Group August and December 2025.</p>	Chris Burridge Barney –DCC Kenji Shermer - EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Education						
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. Planning application valid January 2026 for the 630 place primary school at Cobdens.</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
Secondary School expansion	Phased project to expand teaching provision at Cranbrook Education Campus to include accommodating additional pupils from the expansion areas	£106 contributions	DCC Ted Wragg Trust	Ongoing	<p>G</p> <p>A number of phases of this project have been undertaken, including the partial fitting out of the mothballed wing at the rear of the building for teaching spaces.</p>	DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Ongoing expansion plans include for further extension of the building and this will need to be subject to the grant of planning permission.	
Special Educational Needs School (SEND)	Delivery of a 70 place SEND school at the Cobdens Expansion Area	TBC	TBC	TBC	<p>R</p> <p>Confirmation of Free School funding for SEND school received in 2023 but DfE have been reviewing the programme. Government announcement December 2025 re. SEND provision has project is being reviewed by DCC and awaiting more detail on SEND reforms</p>	DCC
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	Circa £31m, with £10.076m funding from HNIP programme	EDDC	February 2026	<p>R</p> <p>Project experiencing significant delays in progress due to challenges in agreement of final commercial</p>	Andy Wood Naomi Harnett EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
	from heat sources at Hill Barton.				terms. EDDC reviewing how the project is structured. Due to be reported to EDDC Cabinet March 2026.	
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 meetings with developers taking place. Delays in project delivery due to its reliance on the Interconnector Project. A paper will be considered by EDDC Cabinet March 2026 before this goes out to procurement.</p>	Andy Wood Naomi Harnett EDDC

Cranbrook Placemaking Group**2 February 2026****Forward Plan of reports to the Group**

Meeting date	Report
13 April 2026	<ul style="list-style-type: none"> • District Heating – decarbonisation and ESCo for the expansion areas • Town Centre project updates • Town Centre delivery plan and programme governance • East Devon's West End – the united project
8 June 2026	<ul style="list-style-type: none"> • Town Centre project updates • New Community partners discussion • Interim management of assets outside Cranbrook Parish boundaries
3 August 2026	<ul style="list-style-type: none"> • Town Centre project updated • Other items TBC

Standing item – Community Governance Review

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

Document is Restricted

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

Document is Restricted