

Agenda for Cranbrook Placemaking Group Monday, 8th June, 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, 29 May 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 4 - 13)
Minutes of the previous meeting held on 2 February 2026.
- 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 the Cranbrook New Community Partners
Verbal update.
- 8 Education Briefing Note (Pages 14 - 17)
The paper provides an update on early years, primary, secondary and special education needs and disabilities (SEND) education provision in Cranbrook.
- 9 Cranbrook Town Centre Projects (Pages 18 - 25)

The report provides an update on ongoing projects within Cranbrook Town Centre.

- 10 Cranbrook, Marlcombe and the wider growth corridor
Verbal update.
- 11 Implementation Plan (Pages 26 - 43)
- 12 Community Governance Review
Verbal update.
- 13 Forward Plan (Page 44)
- 14 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

- 15 District Heating - decarbonisation and Energy Services Company for the expansion areas.
Verbal update.

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 2 February 2026****Attendance list at end of document**

The meeting started at 9.30 am and ended at 10.52 am

50 Minutes of the previous meeting

The minutes of the previous meeting held on 8 December 2025 were agreed as a correct record.

51 Apologies

See list at end of the minutes.

52 Declarations of Interest

There were no declarations of interest.

53 Public speaking

There were no members of the public present.

54 Matters of urgency

There were no matters of urgency.

55 Confidential/exempt items

There was one item of confidential/exempt business, minute no.62 refers.

56 Discussion with New Community Partners

The Group expressed their disappointment that representatives from the Cranbrook New Community Partners (the Consortium) were not present at the meeting and that progress on issues raised in October 2025 remained unresolved.

The Group requested that the following items were forwarded to the Consortium:

- Issues with the persimmon and Wimpey developments where roads had yet to be completed and there were a number of raised ironworks around the road network which had led to a number of accidents involving local residents.
- Recent storms had led to a number of properties being flooded, including at Blackmore Lane (Cavanah Homes).
- Bus stops on grass verges causing difficulties for bus passengers.
- Court Royal – lack of a safe crossing place
- Basin 2C – remedial works required and concerns raised around Basin 2B following the recent storms.

The Group requested that the Portfolio Holder for Inward Investment and Strategic Planning and the Director for Place send an email to the Consortium expressing their disappointment that no representatives from the Consortium had attended the meeting.

57 **Category 4 Infrastructure Contributions - assessment criteria**

The Group received a report from the Corporate Lead for New Communities relating to the mechanism for the allocation of category 4 infrastructure which included a draft set of assessment criteria for bids made for that funding.

The Group noted that funding bid requests would be assessed against the following criteria:

- Eligibility check
- Need
- Value for money
- Deliverability

To support the assessment of funding bids a scoring template would be used requiring assessors to award a score out of 25 for each of the four categories.

The Group supported the criteria and scoring mechanism for category 4 infrastructure funding bids and that the Strategic Planning Committee should be invited to consider the criteria and scoring mechanism.

RESOLVED:

That 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 is endorsed.

RECOMMENDATION TO STRATEGIC PLANNING COMMITTEE:

To recommend Cabinet approve the set of criteria for the assessment of category 4 infrastructure funding bids.

58 **Cranbrook Town Centre Projects**

The Corporate Lead for Placemaking and Major Projects and Corporate Lead for New Communities presented a report giving an update on ongoing projects within Cranbrook town centre, including a number of land transfers together with the commercial project of Cranbrook and the health and leisure campus.

The Group noted the following:

Land Transfers:

- Land parcel TC1 is in the process of transfer from the New Community partners to Devon County Council.
- 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.

- The New Community partners have made an offer to transfer land parcel TC4b to Devon County Council, in line with their existing legal obligations.
- 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

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 Marlcombe.

As part of wider work being undertaken by the council to explore how the new town of Marlcombe 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

A project team, led by AHR Architects, had been appointed following a competitive tender exercise undertaken in Autumn 2025. The team would be working towards the planning application submission stage and would work with Sport England on the proposals.

The Group received an overview of the proposals for the health and leisure campus and were advised that the proposals would be subject to a public consultation exercise, including a survey on Common Place and a public consultation event on 11 February (at the Cranberry Farm Pub from 2pm until 8pm).

Cranbox

The Cranbox project continued to advance according to a revised programme. Western Buildings, the modular provider, has initiated detailed design activities under the Pre Construction Services Agreement.

A planning application for the delivery of Cranbox on land parcel TC2 was currently under review by the council.

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 2026 with project completion targeted for the end of September 2026.

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.

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.

RESOLVED:

To note the progress being made on the delivery of Cranbrook town centre.

59 **Implementation Plan**

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

The Group noted the ongoing progress with the projects and requested that an update on the provision of SEND education was provided at the next meeting from Devon County Council, including timescales and funding for this provision.

RESOLVED:

That the Implementation Plan be noted.

60 **Forward Plan**

The Group received and noted the current forward plan.

RESOLVED:

That the forward plan be noted.

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

RESOLVED:

That the press and public be excluded from the meeting 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).

62 **Update on Cranbrook Expansion Areas**

The Group received a report from the Corporate Lead for New Communities on the progress being made to determine planning applications within the Cranbrook expansion areas.

RESOLVED:

That the update on the status of the constituent areas of the Cranbrook expansion areas and the progress made with each of the planning applications and permissions within the Cranbrook expansion areas is noted.

Attendance List

Councillors present:

K Blakey

K Bloxham

T Olive

Councillors also present (for some or all the meeting)

Officers in attendance:

Naomi Harnett, Corporate Lead (Interim) – Major Projects & Programmes

Nicola Wilson

Andrew Wood, Director of Place

Councillor apologies:

Chair

Date:

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Cranbrook Placemaking Group held at Conference Room, Younghayes Centre, Cranbrook on 2 February 2026

Attendance list at end of document

The meeting started at 9.30 am and ended at 10.52 am

50 Minutes of the previous meeting

The minutes of the previous meeting held on 8 December 2025 were agreed as a correct record.

51 Apologies

See list at end of the minutes.

52 Declarations of Interest

There were no declarations of interest.

53 Public speaking

There were no members of the public present.

54 Matters of urgency

There were no matters of urgency.

55 Confidential/exempt items

There was one item of confidential/exempt business, minute no.62 refers.

56 Discussion with New Community Partners

The Group expressed their disappointment that representatives from the Cranbrook New Community Partners (the Consortium) were not present at the meeting and that progress on issues raised in October 2025 remained unresolved.

The Group requested that the following items were forwarded to the Consortium:

- Issues with the persimmon and Wimpey developments where roads had yet to be completed and there were a number of raised ironworks around the road network which had led to a number of accidents involving local residents.
- Recent storms had led to a number of properties being flooded, including at Blackmore Lane (Cavanah Homes).
- Bus stops on grass verges causing difficulties for bus passengers.
- Court Royal – lack of a safe crossing place
- Basin 2C – remedial works required and concerns raised around Basin 2B following the recent storms.

The Group requested that the Portfolio Holder for Inward Investment and Strategic Planning and the Director for Place send an email to the Consortium expressing their disappointment that no representatives from the Consortium had attended the meeting.

57 **Category 4 Infrastructure Contributions - assessment criteria**

The Group received a report from the Corporate Lead for New Communities relating to the mechanism for the allocation of category 4 infrastructure which included a draft set of assessment criteria for bids made for that funding.

The Group noted that funding bid requests would be assessed against the following criteria:

- Eligibility check
- Need
- Value for money
- Deliverability

To support the assessment of funding bids a scoring template would be used requiring assessors to award a score out of 25 for each of the four categories.

The Group supported the criteria and scoring mechanism for category 4 infrastructure funding bids and that the Strategic Planning Committee should be invited to consider the criteria and scoring mechanism.

RESOLVED:

That 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 is endorsed.

RECOMMENDATION TO STRATEGIC PLANNING COMMITTEE:

To recommend Cabinet approve the set of criteria for the assessment of category 4 infrastructure funding bids.

58 **Cranbrook Town Centre Projects**

The Corporate Lead for Placemaking and Major Projects and Corporate Lead for New Communities presented a report giving an update on ongoing projects within Cranbrook town centre, including a number of land transfers together with the commercial project of Cranbrook and the health and leisure campus.

The Group noted the following:

Land Transfers:

- Land parcel TC1 is in the process of transfer from the New Community partners to Devon County Council.
- 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.

- The New Community partners have made an offer to transfer land parcel TC4b to Devon County Council, in line with their existing legal obligations.
- 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

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 Marlcombe.

As part of wider work being undertaken by the council to explore how the new town of Marlcombe 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

A project team, led by AHR Architects, had been appointed following a competitive tender exercise undertaken in Autumn 2025. The team would be working towards the planning application submission stage and would work with Sport England on the proposals.

The Group received an overview of the proposals for the health and leisure campus and were advised that the proposals would be subject to a public consultation exercise, including a survey on Common Place and a public consultation event on 11 February (at the Cranberry Farm Pub from 2pm until 8pm).

Cranbox

The Cranbox project continued to advance according to a revised programme. Western Buildings, the modular provider, has initiated detailed design activities under the Pre Construction Services Agreement.

A planning application for the delivery of Cranbox on land parcel TC2 was currently under review by the council.

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 2026 with project completion targeted for the end of September 2026.

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.

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.

RESOLVED:

To note the progress being made on the delivery of Cranbrook town centre.

59 **Implementation Plan**

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

The Group noted the ongoing progress with the projects and requested that an update on the provision of SEND education was provided at the next meeting from Devon County Council, including timescales and funding for this provision.

RESOLVED:

That the Implementation Plan be noted.

60 **Forward Plan**

The Group received and noted the current forward plan.

RESOLVED:

That the forward plan be noted.

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

RESOLVED:

That the press and public be excluded from the meeting 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).

62 **Update on Cranbrook Expansion Areas**

The Group received a report from the Corporate Lead for New Communities on the progress being made to determine planning applications within the Cranbrook expansion areas.

RESOLVED:

That the update on the status of the constituent areas of the Cranbrook expansion areas and the progress made with each of the planning applications and permissions within the Cranbrook expansion areas is noted.

Attendance List

Councillors present:

K Blakey

K Bloxham

T Olive

Councillors also present (for some or all the meeting)

Officers in attendance:

Naomi Harnett, Corporate Lead (Interim) – Major Projects & Programmes

Nicola Wilson

Andrew Wood, Director of Place

Councillor apologies:

Chair

Date:



Cranbrook Placemaking Group - 8th June 2026

Education Briefing Note

Purpose of Paper

The paper provides an update on early years, primary, secondary and special education needs and disabilities (SEND) education provision in Cranbrook.

Current position

- **High Pupil Numbers and Catchment Adjustments:** Cranbrook's cohort of children that could seek a place at the local schools remains high.
- **Primary and Secondary admissions for September 2026:** No children living in Cranbrook have been refused a place at their local school who sought a place. There was no requirement for bulge classes and fair access places will be available for families moving into the area in September.
- **Rockbeare C of E Primary School Expansion:** The project to deliver additional classroom facilities at Rockbeare C of E Primary School, which is a popular choice among Cranbrook families, has now gone out to tender. The Academy Trust will need to undertake a significant change process in September to increase capacity to 140 places.
- **Cranbrook Education Campus:** Expanded kitchen facilities will be completed by September 2026 supporting future development of the school.
- **Early Years and Childcare Provision:** There is a challenge in respect of all year-round early years and childcare places for 0–4 year olds. Currently, both existing primary schools offer places for 2-4 year olds term time only. The new purpose built nursery in Cranbrook is however due to open in September 2026. This will offer places from 0-5 years old all year round which will help to address the need for places for younger children and early years provision during the school holidays in Cranbrook. Another new nursery is set to open in June at Exeter airport. This will also offer places from 0-5 years old all year round and it is expected some pupils will attend from Cranbrook. This will support our Best Start in Life priority.

Cranbrook Plan

- **630 place primary school (3 form entry with early years provision for 0-5 year olds):** Due to be delivered at the Cobdens expansion area. Design work including planning is progressing and transfer of the school land to DCC is

expected to take place by July 2026 to allow for the housing delivery to begin before the end of the year. Phase one (classroom capacity for one form entry and two bulge classes plus ancillary space for the full scheme) could be physically delivered by September 2028. Approval to bring the school forward will be a major decision for DCC Cabinet.

- **420 place primary school (2 form entry with early years provision for 0-5 year olds):** Planned for either the Treasbeare or Bluehayes expansion areas, Treasbeare being the preference as the more accessible and better integrated option.
- **Phased secondary expansion:** Phased expansion of the all-through Cranbrook Education Campus (CEC) will increase capacity for secondary age pupils to at least 1,200 places. Initial phases of the expansion project recently increased the schools secondary capacity from 600 to a maximum of 850 places at a total cost of circa £1.8m, forward funded by DCC.
- **SEND:** The delivery of the SEND school planned for Cranbrook was proposed to be delivered through the Government's Free School Programme to support children and young people with SEND in East Devon. It was due to open in September 2026. However, this has been subject to significant delays due to national decision-making processes, the withdrawal of school sponsor and then a wider review of the programme by the Department for Education (DfE.)

The DfE presented DCC with the option to receive capital funding rather than await a significantly delayed special free school. Devon has accepted this offer to make arrangements to address the immediate need for specialist places. The Council also continues to secure developer contributions, along with High Needs Capital Funding, to support both current and future SEND sufficiency needs, including from the expansion areas in Cranbrook.

The recently published *Every Child Achieving and Thriving* White Paper, which is driving significant national SEND Reforms, promotes the development of "one inclusive education system," with a stronger emphasis on supporting children and young people within mainstream schools, alongside maintaining sufficient specialist provision for those with more complex needs.

In line with the proposed SEND reforms, DCC is taking a regional approach to SEND provision and prioritising increased capacity within mainstream settings. The development of specialist units across the County is currently being progressed by DCC to enable more children and young people with SEND to have their needs met within mainstream schools locally.

The first specialist base in East Devon is due to open at Exmouth College later this year, with another to follow at Honiton College. If successfully delivered, this will create an estimated 50 additional places. The government's ambition is for all secondary schools to have inclusion bases (which includes specialist bases) and there is a commitment by DCC to explore options within Cranbrook.

Challenges

- **Pupil Yields:** Typically, in larger developments, pupil yields are higher than established communities. Managing this whilst not over providing provision longer term is a challenge but can be mitigated by early delivery of new education infrastructure.
- **Forward Funding:** In order to achieve early delivery, infrastructure needs to be delivered in advance of Section 106 receipts. Capital project costs are also outstripping DfE funding rates and phased delivery has a cost implication. DCC's ability to forward fund multiple large projects is limited.
- **Section 106 triggers:** The progression of Section 106 agreements for developments in the Cranbrook Expansion Areas which do not include school land are currently being stalled as the housing delivery restriction of 750 homes (until the second school land is transferred to DCC) is being challenged. DCC are working collaboratively with East Devon and the ATLAS team from Homes England to overcome the challenges.

Next Steps

- **Early Years:** The new primary schools will be designed and be required to offer early years and childcare places for 0-5 year olds for at least 48 weeks of the year to address the identified need within the town. DCC will continue to review additional options in the short term and the impact of provision identified previously.
- **Cobdens Primary:** DCC are completing a period of redesign to address responses to the reserve matters planning submission before detailed design work can be further progressed. The provisional opening date is September 2028 however the capital is yet to be secured.
- **Secondary:** Design fees have been secured to complete the detailed design stage of works for the remainder of the expansion which will increase the

capacity of the secondary offer from 850 to at least 1,200 places. The next phase of the expansion is likely to begin in the medium term.

- **SEND:** Increase capacity in mainstream settings as a priority.



Report to: Cranbrook Placemaking Group

Date of Meeting 8 June 2026

Heading/Title: Cranbrook Town Centre projects

Cabinet Member(s): Cllr Paul Hayward, Portfolio Holder for Assets and Economy, Cllr Todd Olive, Portfolio Holder for Place, Infrastructure and Strategic Planning

Director/Assistant Director: Andy Wood, Director of Place

Author and Directorate: Naomi Harnett, Corporate Lead Placemaking and Major Projects – Place, Assets and Leisure

Contact Details Naomi.harnett@eastdevon.gov.uk

Key decision: No

If a Key Decision has it appeared on Forward Plan N/A

Document classification: Part A Public Document

Exemption applied: None

1. Background

- 1.1 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.
- 1.2 In November 2020 the council purchased town centre land parcels TC4 d&e, which is part of the land between Morrisons, Crannaforde Lane and Badger Way. This acquisition has helped to provide greater opportunities for the delivery of facilities in the town centre.
- 1.3 In addition to the land already acquired, a number of land transfers are underway or expected.
- 1.4 Since the last update in February 2026, land parcel TC1 has been transferred from the New Community partners to Devon County Council, intended for the delivery of an Extra Care facility. The land transfer included additional land to facilitate the access between TC1 and TC2 to reflect the full planning permission granted to Live West and to enable the proposed access road to be constructed by them. Live West has now begun construction of the 58-unit Extra Care facility.
- 1.5 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 at an appropriate project stage and once transfer boundaries for this have been established.

- 1.6 The transfer of TC2 is now nearing completion, with the remaining matters being the securing of two licence agreements, one for the benefit of the New Community partners to facilitate the site compound associated with their drainage and highway works and the second for the benefit of the council to enable works to be undertaken on a strip of land at the back edge of the existing pavement. This strip of land will be retained by the New Community partners as it is required for a widened pavement as part of the MLR uplift works, however before those works are completed the council will need to pave part of it to facilitate access to Cranbox.
- 1.7 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 wider Leisure & Wellbeing centre. 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 and a letter to direct that the land is offered for transfer to East Devon District Council was sent to the New Community partners at the end of May 2026. This letter also requested that this transfer is made together with that of the adjoining TC4c land parcel to minimise administrative burden.
- 1.8 Once TC2, TC4b&c are transferred the council will own all remaining non-residential undeveloped town centre parcels.
- 1.9 A town centre 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. Following further analysis, the health and leisure project 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 Marlcombe.
- 1.10 As part of wider work being undertaken by the council to explore how the new town of Marlcombe 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 has begun but has been delayed as part of the work on the overall Outline Business Case that supports Marlcombe and the wider projects in the growth corridor. Engagement with officers and members of the three local authorities is intended. A high-level delivery strategy will also be produced alongside the more detailed masterplan and as part of their Outline Business Case commission CBRE have undertaken soft market testing, including for uses in Cranbrook Town Centre.
- 1.11 The Placemaking 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 and wellbeing 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.
- 1.12 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 3 design nearing completion
 - b. First public consultation undertaken in February 2026, with an in-person event included. Nearly 1000 contributions to the Commonplace based survey were received.
 - c. Second pre-planning public consultation is currently underway. This is an online survey only, providing a summary of the earlier consultation feedback and how the project has been updated/unable to be updated as a result.
 - d. Pre-application consultation with the council's Local Planning Authority team.
 - e. Planning application due for submission toward the end of June 2026.
 - f. Project critical decisions regarding swimming pool tank, depth and filtration.
 - g. Full Business Case being produced
 - h. Risk management ongoing
 - i. Ongoing engagement with Devon County Council regarding the inclusion of services to be delivered by them within the facility.
- 1.13 Although the leisure and wellbeing project continues to progress at a faster pace than the health element, the overall campus approach is being maintained, with shared parking provision for the public and provision of the public realm between the two facilities. Subject to the resolution of drainage and highway considerations being worked through by the project team, the planning strategy is to submit a hybrid planning application, seeking full planning permission for the leisure and wellbeing centre, car parking and public realm and outline planning permission for the health facility.
- 1.14 The Cranbox project continues to advance according to a revised programme. Western Buildings, the modular provider, has is undertaking detailed design activities under the Pre-Construction Services Agreement.
- 1.15 A planning application for the delivery of Cranbox on land parcel TC2 was approved in late February 2026. A Section 73 Variation of Condition application has been made and is pending consideration. This application seeks to amend the approved drawings to adjust the building height and external paving.
- 1.16 As already detailed, the transfer of TC2 has taken far longer than anticipated and this has impacted upon the project programme. On the basis that the transfer completes in June 2026 and the Section 73 application is approved, work is anticipated to begin in July 2026. Project completion is targeted in Winter 2026. However, this is dependent upon the transfer of the TC2 land to EDDC.
- 1.17 Following a Cabinet report in May 2026 upon completion, ownership and management of the building and land will remain with East Devon District Council. Occupation of the units is anticipated to start toward the end of Q1 of 2027.

2. Recommendations/Decision

2.1 The Cranbrook Placemaking Group are recommended to note the progress being made on the delivery of Cranbrook Town Centre.

3. Reasons for Recommendations/Decision

3.1 To ensure that the Placemaking Group are kept informed about constituent projects within Cranbrook Town Centre.

4. Options

4.1 The Cranbrook Placemaking Group is an advisory body, and this report provides an update on project progress only. No other options for reporting are considered appropriate.

5. Relevance to Council Plan/priorities

Set out how report links to the Council Plan/priorities:

A supported and engaged community that has the right homes in the right places, with appropriate infrastructure

A sustainable environment that is moving towards carbon neutrality and which promotes ecological recovery.

A vibrant and resilient economy that supports local business, provides local jobs and leads to a reduction in poverty and inequality.

A well-managed, financially secure and continuously improving council that delivers quality services

6. Financial Comments/Implications

6.1 There are no direct financial implications arising from this report (JS).

7. Legal Comments/Implications

7.1 There are no legal implications requiring comment in this update report. (MW)

8. Risk Implications

Please complete the risk table – further guidance available on the [Intranet](#)

8.1 Each of the individual capital projects discussed above have their own risk registers that are regularly updated.

8.2 This report provides an update on the projects and makes no recommendation which has an implication on risk. Accordingly, there is no risk associated with the recommendation.

Activity/ plant/ materials etc	List significant hazards	People at risk	Assessment of Risk			Existing controls e.g. Safety procedures	What further action Is required to control/mitigate the risk?
			*Impact 1-4	*Likeli hood 1-4	Risk Score		

*Impact – Major = 4 Serious = 3 Significant = 2 Minor = 1
 *Likelihood – Very Likely = 4 Likely = 3 Unlikely = 2 Remote = 1

9. Equality Implications (Public Sector Equality Duty)

9.1 This relevance assessment aims to analyse gathered information for potential relevance to equality.

Scope (<i>Provide an overview, including objectives and desired outcomes</i>)	This report provides an update on a number of individual projects and makes no recommendation that will have an impact upon them. Accordingly, the scope for this assessment is such that it would only assess the impacts of the recommendation, which means there are no considerations. However, the individual projects will need to undertake a relevance assessment and potentially a full Equality Impact Assessment.
Evidence gathered and engagement (<i>List stakeholders consulted and relevant processes, policies, and data sources</i>)	None for the production of this report.
Relevance assessment findings (<i>If relevant to equality, undertake a full EIA or If no relevance to equality, explain why with supporting information</i>)	A full EIA is required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, this assessment has demonstrated relevance to equality with regard to: Please check relevant boxes <input type="checkbox"/> Age <input type="checkbox"/> Pregnancy and maternity <input type="checkbox"/> Disability <input type="checkbox"/> Sexual orientation <input type="checkbox"/> Race <input type="checkbox"/> Gender reassignment <input type="checkbox"/> Sex <input type="checkbox"/> Marriage or Civil Partnership <input type="checkbox"/> Religion or Belief <input type="checkbox"/> Armed Forces <input type="checkbox"/> Other, e.g. carers, care leavers, low income, rurality/isolation, etc. If no, explain why:
Relevance ranking	<input type="checkbox"/> High – Very relevant to protected characteristics

	<input type="checkbox"/> Medium – Somewhat relevant to protected characteristics <input checked="" type="checkbox"/> Low – Not relevant to protected characteristics
Key findings and impacts	None
Conclusion drawn (<i>i.e No major changes needed; EIA found no negative impact or adjust policy/process to remove identified barriers</i>)	No negative impact from the recommendation of this report.
Actions (<i>Proposed actions to mitigate negative impacts on identified groups</i>)	None
Signed off by	

10. HR and Workforce Implications

10.1 None

11. Community Safety Implications (Crime and Disorder)

11.1 Community safety considerations are paramount when designing a town centre and bringing forward projects within it. The council consults with Devon and Cornwall Police on planning applications within the town centre, who provide advice on designing out crime considerations.

12. Climate Change Implications

12.1 This report provides an update on several separate projects, each of which will consider climate change implications. It is however noted that projects relating to district heating were established to ensure low carbon emissions for heating and hot water and that the other built development projects will need to comply both with planning policies relating to sustainability and climate change and building regulations.

13. Health & Safety and Health & Wellbeing Implications

13.1 None

14. Procurement and Social Value implications

14.1 The [Public Services \(Social Value\) Act](#) came into force on 31 January 2013. The Act requires public authorities to consider how the services they commission and procure might improve the economic, social, and environmental well-being of their area.

14.2 This report provides an update on several separate projects, each of which will consider the implications of the Public Services (Social Value) Act. This report therefore gives no further consideration of this matter.

Further guidance is provided at the end of the report.

15. Land and Buildings (non-housing)/Asset Management Implications

15.1 The land transfers for parcels TC2 and TC4 b&c are pursuant to s106 obligations and will be taken forward in accordance with the constitution. The Town Centre masterplan and Delivery Plan will consider asset management implications in further detail.

16. Overview and Scrutiny Committees Comments/Recommendations

16.1 N/A

17. Digital and Data

17.1 None

18. Consultation and Engagement

18.1 Public consultation was undertaken regarding resident's views on the future of Cranbrook town centre in 2023 and this has led to the subsequent projects discussed in this report. Further public consultation was undertaken regarding Cranbrook Leisure & Wellbeing Centre in February 2026 and a second consultation has now begun.

19. Communications

19.1 None

20. Next Steps

20.1 A further update on these projects will be provided at the August 2026 meeting of the Cranbrook Placemaking Group.

21. Appendices

21.1 None

22. Background Papers

22.1 No need to refer to minutes or previous reports on the same matter as these are already publicly available.

Proposed Report Sign Off process

Please make sure you have obtained the relevant sign off and the date completed before submitting your report to Democratic Services.

	Officer Name	Date requested	Date Completed
Legal & Governance	Monitoring Officer or Deputy Monitoring Officer	27/05/2026	28/05/2026
Finance	Section 151 Officer or Deputy S151 Officer	27/05/2026	29/05/2026
Communications	communications@eastdevon.gov.uk	N/A	If applicable

Digital and Data	digital@eastdevon.gov.uk	N/A	If applicable
Engagement	engagement@eastdevon.gov.uk	N/A	If applicable
HR	HR Lead	N/A	If applicable
Chief Executive	Chief Executive	N/A	If applicable
Director	Relevant Director	29/05/2026	29/05/2026
Assistant Director(s)	Relevant Assistant Director(s)		Required
Cabinet Lead Member(s)	Relevant Lead Member (s)		Required
Executive Leadership Team	ELT	Insert date approved by ELT	Required
Strategic Leadership Team	SLT	N/A	If applicable

Cranbrook Placemaking Group

Implementation Plan

June 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	East Devon District Council	End March 2026	<p>A</p> <p>Funding confirmed subject to variation of legal agreement. Planning permission granted. Cabinet and Council approved funding for Pre-construction Services Agreement, which has now begun. Delivery on sites dependent upon transfer of TC2 land.</p>	Frances Wadsley Naomi Harnett EDDC
Masterplanning of TC2 and other public sector acquired land	Masterplanning of TC2 and TC4b, c, d & e needed to ensure suitable distribution of uses, good urban design, place making and to facilitate exploration of funding and delivery partners. Linked exercise to the Tillhouse (CTC office, mini square and parking) and Health,	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. Being completed as part of wider Outline</p>	Thea Billeter EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
	Wellbeing and Leisure hub.				Business Case for the growth corridor.	
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>Being completed as part of the wider Outline Business Case for the growth corridor.</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>	Alexandra Robinson CTC
DCC community space	Delivery of flexible multi use community wellbeing 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	Budget s.106 contributions	DCC	TBC	<p>G</p> <p>DCC is working with EDDC as part of their Leisure and Wellbeing Centre project (please see further details below under the Health,</p>	Sarah Ratnage / Nicola Wilson DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
	of DCC community space within the Cranbrook leisure centre.				Wellbeing and Leisure Hub entry).	
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.	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 granted and land transfer completed. LiveWest have commenced construction.	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 undertaken February 2026 and second consultation live Planning application anticipated to be submitted late June 2026.	Mike O'Mahony Naomi Harnett EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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	<p>A</p> <p>Feasibility study by NHS Devon completed 2025 and further revenue funding being sought to progress the project to a Short Form Business Case.</p> <p>Leisure Centre project planning application will also apply for outline planning permission for the health site.</p>	NHS Devon and EDDC
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	<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 advertising it will open in September 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. NCp have commissioned</p>	Thea Billeter EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					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 following completion of basin 2C and wider drainage works.</p>	EDNCp (consortium) EDDC for discussions over timetable of works
Phase 2 retail acquisition	EDDC commercial acquisition of the HDDL Phase 2 ground floor retail/commercial units	Prudential borrowing?	EDDC	Summer 2023	<p>R</p> <p>Financial offer to purchase has been rejected by the New Community Partners.</p> <p>Land being marketed by New Community Partners with no set asking price, it is open to offers.</p>	Andy Wood EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Land transfers	Transfers of TC2, TC4b and TC4c	EDNCp (consortium)	EDDC and DCC	TC2 – June 2026 TC4b & c – Not yet determined	<p>A</p> <p>TC2 transfer is ready for completion, pending the resolution of licences between NCp and EDDC.</p> <p>EDDC and DCC have jointly directed that the NCp offer to transfer TC4b to EDDC and then that a single transfer of TC4b&c is executed.</p>	<p>Andy Champion EDDC</p> <p>Sarah Ratnage/Nicola Wilson DCC</p>
Community governance						
Community governance review	Completion of community governance review to determine future extent of the Cranbrook parish in conjunction with the Cranbrook Plan.	N/A	EDDC lead the process of completing the review.	TBC	<p>G</p> <p>EDDC full Council agreed to undertake the CGR on 26 Feb 2025. Stage one consultation closed on 24th October 2025. Report to EDDC Council 10th December 2025 agreed to undertake stage two consultation on draft recommendations early 2026. Stage two consultation ended 24th April 2026. Consultation</p>	Melanie Wellman EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					response being assessed and will be reported to Cabinet in Summer 2026.	
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		G Planning application subject to a resolution to approve. S106 agreement negotiations nearing completion.	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		G Planning application subject to a resolution to approve. s106 agreement negotiations nearing completion.	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		A Planning application now subject to a resolution to approve. Negotiations regarding the s106 agreement are	James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					advanced but cannot be finalised due to the applicant's concerns regarding education schedule restrictions.	
Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		<p>A</p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement but cannot yet be finalised due to the applicant's concerns regarding education schedule restrictions.</p>	James Brown/Ben Chesters EDDC
Grange – main site	Up to 600 homes, part of neighbourhood centre, community building, open space, allotments, SANGS	N/A	Baker Estates Ltd		<p>A</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 but will need education schedule</p>	Ben Chesters/James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					restrictions resolving before they can be finalised.	
Community Infrastructure						
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	G Commissioning complete; final snagging in light of building control findings.	Alexandra Robinson 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	R Delivery will depend on final basin 2c/town centre drainage scheme / possible relocation to town centre/edge of town centre. 2026 s106 deed of variation allows for alternative locations	Alexandra Robinson CTC
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		G DCC in house project completed to deliver a concept design.	Gregory Neil – DCC Kenji Shermer - EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					<p>Developers have put forward schemes across their own frontages - DCC has worked with these designs as part of the overall concept design.</p> <p>CIL award of £750,000 made by East Devon District Council in Spring 2025 for an initial phase of works. DCC is undertaking design work to deliver the initial phase of works.</p>	
Library fit-out	Fit out of fixtures, fittings and equipment for the library and community spaces in the proposed Cranbrook Leisure and Wellbeing Centre	S106 £480,000 (at 1Q 2020)	DCC	TBC	<p>A</p> <p>Proposals for these services and facilities are being included in the Cranbrook Leisure and Wellbeing Centre.</p> <p>May need to explore forward funding of the monies to ensure fit-out in a timely manner alongside the completion of the wider facility.</p>	Sarah Ratnage / Nicola Wilson DCC
Youth provision fit-out	Fit out of fixtures, fittings and equipment for the community spaces in the Cranbrook Leisure and Wellbeing Centre	S106 £36,218 (at 1Q 2020)	DCC	TBC		Sarah Ratnage / Nicola Wilson DCC
Children's services provision fit-out	Fit out of fixtures, fittings and equipment for the community spaces in the Cranbrook Leisure and Wellbeing Centre	S106 £36,218 (at 1Q 2020)	DCC	TBC		Sarah Ratnage / Nicola Wilson DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Fire Station	Provision of a fire station to serve Cranbrook and wider geography	£1,400,000 (at 1Q 2020)	Current land owner is EDDC Devon and Somerset Fire and Rescue Service	TBC	R Land identified for this use is TC4e, which is already owned by EDDC. DSFRS remain to confirm if they have an operational requirement for a station in the town.	Thea Billeter EDDC
Sustainable transport enhancements	Range of measures for enhanced bus services in order to provide enhanced bus frequency and routes, and rail feasibility study for a second station.	£6,378,000 (at 1Q2020)	DCC / Devon and Torbay Combined County Authority (DTCCA)	TBC	A Enhancements to be introduced following construction of expansion area housing and provision of s106 contributions.	DCC / DTCCA
Offsite walking and cycling enhancements	Delivery of off-site walking and cycling enhancements from Cranbrook to nearby locations, including Cranbrook to Mosshayne Lane, Cranbrook to Whimple, southbound trail to Exeter Airport Business Park, northbound trail to Broadclyst village.	£2,530,000 (at 1Q 2020)	DCC / Devon and Torbay Combined County Authority (DTCCA)	TBC	A Planning permission has been granted for the Cranbrook to Mosshayne E3 cycle route extension and scheme approved for construction at DCC Cabinet March 2026.	DCC / DTCCA

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Feasibility study for new crossing of railway line, supporting IDP route 4 (Northbound trail to Broadclyst) to be completed March 2026.	
Pavilion and 8 team changing rooms for Treasbeare Sports Hub		S106 £1,350,000 (at 1Q 2020)	EDDC or Treasbeare developer	TBC		
4 no. Tennis Courts with flood lighting	Provision to be at Treasbeare sports hub	S106 £373,000 (at 1Q 2020)	EDDC or Treasbeare developer	TBC		
Shared cars and e-bikes	Provision of shared cars and e-bikes throughout Cranbrook expansion areas to support multi-modal travel.	S106 £300,000 (at 1Q 2020)	DCC / Devon and Torbay Combined County Authority (DTCCA)	TBC	R Since the adoption of the Cranbrook Plan the previous provider of shared cars and e-bikes went into administration. DCC has now procured a new provider of shared cars but they are presently only operating in limited locations in Exeter at present. DCC has not yet procured a new shared e-bike provider.	DCC /DTCCA
Education						

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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.	S106 £8m (420 place primary school) - £12m (630 place primary school) depending upon which school (at Q1 2020). DCC to secure funding for any shortfall.	DCC as education authority	Primary school – September 2028 notional opening date / delivery of phase one to be completed	<p>G</p> <p>The first primary school is due to be the 630 place (3FE) primary school at Cobdens and all parties working to this expectation. Transfer of the Cobdens school land to DCC determines this, which is expected to take place by July 2026. Planning application valid January 2026, however amendments are now being made to the design which has caused delay to the delivery programme. Depending on timing of funding availability, may be delivered in phases, first phase to be 1FE with capacity for two bulge classes + early years provision for 0-5 year olds. Approval to bring the school forward will be subject to DCC Cabinet approval.</p>	Karen Worthington DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Secondary School expansion	Phased project to expand secondary education provision at Cranbrook Education Campus to accommodate additional pupils from the expansion areas	S106 contributions (Category 4)	DCC Ted Wragg Trust	Ongoing	<p>G</p> <p>A number of phases of this project have been undertaken, including the fitting out of the mothballed wing at the rear of the building for teaching spaces and expansion of the dining hall. The school will be further expanded through extension of the building. This will be subject to the grant of planning permission, availability of funding and formal decision making but detailed design work is underway. An expansion of the kitchen is also currently underway, due to complete in August 2026.</p>	Karen Worthington DCC
Special Educational Needs School (SEND)	Additional SEND education provision	S106, DfE	DCC as education authority School Governance (multiple/TBC)	2026 - 2030	<p>R</p> <p>Due to ongoing delays with the DfE'S free school programme, DCC has opted to accept DfE funding to address the</p>	Karen Worthington DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					need for additional SEND provision more immediately rather than wait for a DfE delivered free school. In line with national SEND reform, the priority is to deliver specialist hubs in mainstream settings. The first specialist hub in East Devon is due to open at Exmouth College later this year, with another to follow at Honiton College. Options within Cranbrook will also be explored.	
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	February 2026	R Following comprehensive review, the project was agreed to be closed by EDDC's Cabinet on 1 April 2026	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	G	Andy Wood Naomi Harnett EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Procurement for a new ESCo went live on 8 May 2026 and initial tendering period closes 3 July 2026.	

Cranbrook Placemaking Group

8 June 2026

Forward Plan of reports to the Group

Meeting date	Report
3 August 2026	<ul style="list-style-type: none"> • Town Centre project updates • Custom and Self-build LDO • Approach to highways lining and signing
5 October 2026	<ul style="list-style-type: none"> • Town Centre project updates • Town Centre masterplan and delivery plan • New Community partners discussion • Interim management of assets outside Cranbrook Parish boundaries
7 December 2026	<ul style="list-style-type: none"> • London Road improvements • Others TBC

Standing item – Community Governance Review