

Date of Meeting 15th December 2020

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Cranbrook Town Centre

Report summary:

This report follows a report made to the Special Strategic Planning Committee meeting on the 22nd October where two key options for the delivery of Cranbrook Town Centre were considered. The report seeks to update Members on progress with negotiations with the developers and with the alternative proposals for a Supplementary Planning Document detailing the Council's vision for the town centre and a pro-active approach to its delivery.

Recommendation:

That Members:

1. Consider the updated offer from the East Devon New Community Partners (EDNCp) and note progress on the proposed Cranbrook Town Centre Supplementary Planning Document and funding options for its delivery.
2. Consider the bullet pointed principles highlighted in the report and in the event that they are content with these then agree in principle to the Memorandum of Understanding now proposed by the EDNCp and delegate authority to the Chief Executive and Portfolio Holder Strategic Planning to sign the final MOU on behalf of the Council.
3. Consider whether they wish to proceed with the proposed Supplementary Planning Document for the Town Centre to guide development in the town centre.

Reason for recommendation:

To provide clarity to the EDNCp over the potential acceptability of their proposals and direct a clear route to the delivery of a town centre at Cranbrook.

Officer: Ed Freeman – Service Lead – Planning Strategy and Development Management

Portfolio(s) (check which apply):

- Climate Action
- Coast, Country and Environment
- Corporate Services and COVID-19 Response and Recovery
- Democracy and Transparency
- Economy and Assets
- Finance
- Policy Co-ordination and Regional Engagement

- Strategic Planning
- Sustainable Homes and Communities

Financial implications:

This report provides a further update on how negotiations are progressing and seeks member's views on the direction that should be taken. Members are being asked in principle to consider the Council's direct involvement in the delivery of Cranbrook town centre. There would be significant financial implications for the Council which would need to be covered in a business plan considering total costs and funding sources available; this would need to be considered by Cabinet and Council in time.

Legal implications:

As set out within the 22nd October Report production of an SPD is governed by the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning)(England) Regulations 2012, it would be subject to public consultation but not subject to independent examination. A memorandum of understanding is a statement of intent by those who are party to the memorandum and is not a legally binding document. Any planning proposals including variations to the existing s106 would be required to progress through the normal formal planning process and determination. Other legal implications are as set out within the report.

Equalities impact Low Impact

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

Climate change High Impact

Risk: High Risk; There remains two key options for the delivery of Cranbrook town centre each of which have inherent risks which are detailed in the report.

Links to background information Strategic Planning Committee 22nd October 2020 Agenda and Minutes: <https://democracy.eastdevon.gov.uk/ieListDocuments.aspx?CId=154&MId=1558&Ver=4>

Link to [Council Plan](#):

Priorities (check which apply)

- Outstanding Place and Environment
- Outstanding Homes and Communities
- Outstanding Economic Growth, Productivity, and Prosperity
- Outstanding Council and Council Services

Background

At the Strategic Planning Committee meeting of the 22nd October 2020 Members considered the two options for the delivery of Cranbrook Town Centre. The first is to agree in principal proposals brought forward by the developers of Cranbrook known as the East Devon New Community Partners (EDNCp) by signing a Memorandum of Understanding to give the EDNCp comfort to invest in bringing their proposals through the formal planning process. The alternative is to move forward with the production of a Supplementary Planning Document (SPD) detailing proposals for the town centre which officers have produced based on the requirements of the existing planning policy position as detailed in the Local Plan and emerging Cranbrook Plan. At the meeting Members made the following resolutions:

1. *That the background to Cranbrook Town Centre, the planning obligation requirements on the developers, and the current planning policy position have been considered;*
2. *That the proposals made by the East Devon New Communities Partners and the officer's concept for a proposed Town Centre Masterplan have been considered;*
3. *Advise the East Devon New Communities Partners that the Council is not minded to enter into the proposed Memorandum of Understanding based on the proposed heads of terms at the present time, but is open to further negotiation;*
4. *That work continues on the draft SPD Masterplan. In the event that sufficient funding commitments are made, a draft SPD and delivery plan be presented to the Strategic Planning Committee in December 2020. In the event that sufficient funding cannot be identified, a further report be brought to the Strategic Planning Committee in December 2020 to update Members and give consideration to the East Devon New Communities Partners proposals as they stand at that time;*
5. *That a further report be brought to the Strategic Planning Committee to consider alternative development delivery vehicles.*

RECOMMENDATION to Cabinet

That funding be made available to support the pro-active delivery of the town centre, based on the draft SPD Masterplan.

This report seeks to update Members on progress with regard to recommendations 3 and 4 as well as the recommendation to Cabinet.

Further Negotiations with the EDNCp

Mix and Quantum of Uses

Since the meeting of Strategic Planning Committee officers have had further meetings and e-mail exchanges with the EDNCp as a result of which the proposed offer from the consortium has been amended. For ease of reference the parcel plan for the town centre has been appended to this report as Appendix 2.

The land for an extra care facility is now shown to be parcel TC1 which would be transferred to the Council for £1 in-lieu of parcel TC4d which had previously been offered. TC1 is 0.69ha in area compared with 0.41ha for TC4d and so this represents additional land being made available to the Council. Parcel TC1 is also considered to be a much better location for the extra care facility because it is on the edge of the town centre adjacent to existing housing and as such is not taking up a prime location for commercial uses. This change also addresses concerns about maintaining an active frontage along Tillhouse Road which had previously been raised and would have been difficult to achieve with an extra care facility. This concern has subsequently been confirmed by DCC through discussions with a potential provider of the facility. They have confirmed that they would not want to be required to have an active frontage on the ground floor of any extra care building on parcel TC2 thereby confirming concerns about how achievable this would be from an operator's perspective.

A consequence of the relocation of the extra care facility to parcel TC1 is that more space is available on parcel TC2 which would still be transferred to the Council in its entirety to fulfil the

planning obligations of the outline consent for the first phases of Cranbrook. There would now be sufficient space on Parcel TC2 to accommodate a leisure centre alongside the town council building and health and wellbeing centre previously envisaged to be accommodated on this parcel. The EDNCp are also suggesting that a hotel could be accommodated on this parcel as well by utilising the upper floors of the previously indicated building to go opposite the DCC facility with commercial units on the ground floor.

The relocation of the extra care facility to parcel TC1 is particularly welcome. It should however be noted that the location of the extra care facility was always something that the EDNCp had to agree with the Council under the original Section 106 agreement. Notwithstanding this the revised proposal provides more land overall to the Council thereby giving greater flexibility over how uses are accommodated and the potential to deliver a slightly broader range of uses.

On the face of it moving the extra care facility addresses concerns about having an active frontage along Tillhouse Road, however the resolution of this issue relies on active uses being delivered along the frontage. The EDNCp argue that the changes that they have made now allow space for the leisure centre to be located on TC2, however to achieve this it would have to take up part of the street frontage of the parcel onto Tillhouse Road. This can be seen on the plan included as Appendix 3 where a potential swimming pool is shown on the road frontage. Officers have concerns about how the leisure centre could provide activity along this frontage to enable activity along both sides of the 'high street' and generate the required levels of footfall for this space to prove viable for businesses. Attempts have been made elsewhere to generate an active frontage using a leisure centre often using a swimming pool to generate activity. The Riverside leisure centre in Exeter is an example of where this has been tried albeit in recent years advertising has been placed on the windows of the roadside elevation obscuring views and the centre has also been closed for some time following a fire. There is no guarantee that a swimming pool can be delivered as part of any leisure centre given the costs involved and in any event an active frontage should involve a mixture of different activities and preferably have access points into the elevation to encourage footfall along the pavement outside. The importance of these features to generating footfall and then this on the viability of a high street should not be underestimated.

Officers still consider that the best place for a combined health and wellbeing and leisure centre is on parcel TC4d extending into TC4e. An active frontage is considered to be less important in this part of the town centre and locating it alongside other community based facilities makes sense. This approach would also free up space on TC2 for more commercial uses that would rely on passing trade along Tillhouse Road. This arrangement could however only be achieved if further land at TC4d and TC4e were made available to the Council.

Similarly although officers appreciate that a hotel could potentially now be accommodated on parcel TC2 as suggested by the EDNCp locating it on the upper floors of a building set away from the London Road is not likely to be attractive to hotel operators. Evidence of demand for hotel accommodation is largely anecdotal based on previous enquiries and 2 refused applications for hotels in the last year on the A3052 adjacent to West-point and Hillbarton Business Park. It is however likely based on the information that we do have that they would want to be on the London Road to benefit from a prominent position for passing traffic. Hotel operators sometimes are content to operate with little or no frontage at road level in prime locations in London and next to railways stations etc. however it is considered unlikely that this would be an attractive opportunity at Cranbrook.

A further major concern of officers was always that there should be land within the town centre to accommodate small start-up business units and also land set aside for meeting future as yet

unidentified needs for the community as it grows. The town is currently built out to around 2200 homes, however it is planned to deliver over 7800 homes at Cranbrook and so flexibility is needed to accommodate future needs as the town grows. It is also considered that having access to more land within the town centre would prevent an opportunity to deliver a range of temporary uses on the land using modular buildings. This would help to fill the void while more permanent commercial, community and leisure spaces can be developed but also help to test the market and what the community want to see delivered so that when permanent buildings are delivered there is clarity about what is wanted/needed and how the spaces need to work. With these issues in mind officers have asked the consortium if there would be an opportunity for the Council to acquire additional land within the town centre specifically parcels TC4d and TC4e although initial enquiries were also made with regard to TC3 as well. If the Council were seeking to develop the town centre in a partnership arrangement it is considered that additional land beyond that required for the Council's own plans would be needed.

The EDNCp are willing to make land within the town centre available for the Council to acquire, however they have made it clear that they would expect that land should be valued on the basis of a residential use whereas officers would maintain that the town centre has a mixed use and should be valued as such. In addition the EDNCp argue that they cannot afford to accommodate affordable housing on the housing proposed within the town centre over and above that which remains outstanding under the original outline consent. As a result they argue that they are not expecting to deliver any affordable housing on the parcels that EDDC would be seeking to acquire and that this should be reflected in the value paid. In their minds the land is worth more because it would not deliver affordable housing and could achieve receipts from market housing across the whole of the site whereas affordable housing would be sold effectively at cost or less. According to the EDNCp this is likely to lead to a value in the order of circa £1.1million per acre.

The value suggested by the EDNCp seems very high and the assumptions that have led to that valuation are questionable, however the consortium acknowledge that both parties would need to engage valuers and negotiate an exact figure. It is therefore reasonable to expect that their initial estimate cost would be high as a negotiating stance. Based on what we know the difference in valuations is likely to be significant and securing the land willingly from the consortium is likely to involve paying a significant premium. Having said that it is worth whatever someone is willing to pay for it. The land would be transferred to the Council unencumbered and so there would be no restrictions on its future use. Equally the purchase would not be subject to planning permission, however it is not considered necessary to make the purchase conditional in this case.

The council could opt to acquire the land using compulsory purchase powers however this could be costly and time consuming. If the CPO were challenged by the consortium as seems likely then this could take time to resolve and then if successful unless a price could then be agreed this would have to be settled through the lands tribunal. All in all this could conceivably take 2 – 3 years with associated legal costs with no guarantee that the values would be significantly lower than the EDNCp's expectations as to justify the costs and delays associated with this approach.

It is however considered that an agreement to acquire land within the town centre could provide a means to secure a suitable mix and quantum of uses within the town centre to deliver the spaces that the town needs now and in the future. It is considered that if this could be agreed while the revised offer would not deliver everything sought in the draft SPD it would deliver the majority of what is needed and although any hotel delivered on the additional land would not have frontage onto the London Road in the spirit of compromise the overall offer would in terms of the mix and quantum of uses be acceptable.

The Cranbrook Strategic Delivery Board have considered the revised offer from the consortium and welcome the revisions to the offer particularly noting the relocation of the extra care facility to TC1 and the potential for EDDC to acquire additional land as significant improvements. Their detailed comments are attached as Appendix 1.

In conclusion on this issue it is therefore considered that in order to agree to the mix and quantum of uses now proposed Members would need to be accepting of the following principles:

- That in order to achieve the required mix and quantum of uses the Council would need to acquire land within the town centre under the MOU now being offered.
- That in order to acquire that land by agreement from the EDNCp the Council will almost certainly have to pay a value in excess of the lands value for the purposes that the Council would be looking to use it for.

Planning Obligations

The further discussions with the EDNCp have focused on the mix and quantum of uses within the town centre this being the main concern expressed by Members at their previous meeting. The other aspect of this is the planning obligations that would be applied to meet the infrastructure demands from the proposed housing. No further progress has been made with regard to these matters with the EDNCp claiming that the previously offered contributions reflect only what can be afforded by the scheme and that it is not viable to increase these contributions to meet or more closely meet policy requirements. Further requests for a NPPF compliant viability appraisal have not yielded further information and it is not possible to comment in any further detail on the viability argument without the required appraisal. As a result the proposed contributions vs policy requirements remain as follows, note that these figures are based on the full quantum of housing shown in the EDNCp proposals and do not account for any proportional reduction should more land come to EDDC:

| Infrastructure Item | EDDC/DCC request | NCp offer |
|--|-------------------------|--|
| Formal open space | £121,407.19 | Nil |
| Formal play | £107,366.91 | £107,366.91 |
| Allotments | £50,930.46 | £50,930.46 |
| SANGS capital delivery cost* | £284,247.00 | £284,247.00 |
| SANGS in perpetuity maintenance | £172,062.35 | £172,062.35 |
| Off-site habitat mitigation | £141,091.13 | £141,091.13 |
| Primary education | £989,770.00 | £500,000.00 |
| Sports Pitches | £244,329.00 | Nil |
| Leisure Centre | £270,482.01 | Nil |
| Cricket (upgrading existing facilities) | £21,335.73 | Nil |
| Bowling Green (upgrading existing facilities) | £3,441.00 | £3,441.00 |
| Health & Wellbeing hub | £603,552.39 | Nil |
| Off-site walking and cycling infrastructure | £174,125.77 | Nil |
| Sustainable transport | £636,846.81 | £300,000.00 |
| Shared cars and e-bikes | £20,647.48 | £20,647.48 |
| AGP contribution (off-site towards facility at Broadclyst Leisure Centre for hockey) | £19,270.98 | Nil |
| TOTAL | £3,857,465.11 | £1,579,786.33 (£1,714,786.33 Inc. SANGS land purchase monies) |

In terms of connections to the district heating network it is understood that further discussions have been taking place with E-On and significant progress has been made towards agreement for connection charges to the system and mechanisms to ensure compliance with the potential future requirements of Part L of the Building Regulations which has been a concern to the consortium. These arrangements may need to be the subject of a separate MOU with E-On. Although as yet no guarantees can be made the EDNCp have committed to a low carbon solution and would not connect the town centre to a traditional gas supply but at the moment they can only commit to doing their best to secure a connection to the district heating network.

Members will see from the table on the previous page that there remains a substantial shortfall in infrastructure contributions against policy requirements. Although there would be some potential to make up the specific shortfalls in funding noted above through reprioritising S106 requirements from the expansion areas or using CIL receipts there would still be a significant reduction in infrastructure funding compared to requirements overall. Policy requires a full viability appraisal to depart from these requirements on viability grounds. It is clear that such an appraisal will not be forthcoming in this case and so it is for Members to determine whether the circumstances of this case justify a departure from policy. In this regard it is clear that as the land owners of the town centre at Cranbrook are the only ones able to deliver development there at present. There is also the risk as highlighted in the report to the meeting of the 22nd October that the developers could walk away without reaching some of the latter trigger points for the delivery of infrastructure under the original S106 agreement if agreement cannot be reached. Members will recall that triggers points for the delivery of the youth facilities, library and town council offices are set at 3450 homes. The consortium have threatened to walk away before this trigger is reached leaving these facilities undelivered. The risk of this was assessed at para 15.14 of the previous report. The Town Council and County Council are particularly concerned about this risk albeit it should be noted that DCC officers are in principle content with the proposed MOU subject to resolving a number of issues with the trigger points for delivery of land and contributions to them. It should also be noted that the MOU would need to be agreed by Members at DCC as well.

There are therefore some unusual circumstances in this case. Members may wish to consider whether these justify a departure from established policy in this case. In so doing they are asked to also consider the views of the Cranbrook Strategic Delivery Board detailed in the attached Appendix 1.

In conclusion on this issue therefore in order to agree to the currently offered MOU Members would need to be accepting of the following principle:

- That there are sufficient exceptional circumstances in planning terms to justify not insisting on an NPPF compliant viability appraisal in this case and accepting the viability arguments made by the EDNCp.

Timescales

A further area of concern with the EDNCp offer has always been timescales for delivery of their proposals. While it has always been suggested that their proposals could be brought forward much more quickly than any alternatives and this has always seemed likely there has been no firm commitment to a timescale. Alongside the latest offer the EDNCp have provided a project plan for the town centre which indicates that subject to planning the build of the foodstore would commence late summer 2021 with the build of the other retail elements and children's day nursery starting before the end of 2021. The project plan estimates that they could open 12 months later and hence by the end of 2022 both would be open.

In addition the EDNCp are offering to include a clause requiring that additional town centre residential units could not be commenced until the land for the supermarket has been transferred and this could also form part of the MOU. Although this approach does not commit HDD or Morrisons to the timetable it does demonstrate a significant commitment on the part of the EDNCp to doing everything within their power to deliver to the envisaged timetable.

Supplementary Planning Document

Alongside the above mentioned further negotiations with the EDNCp work has also continued on drafting a supplementary planning document for the town centre. The draft masterplan for the town centre is attached as Appendix 4 for ease of reference. A first draft of the whole document is attached as appendix 5 and seeks to set out the background and policy framework for the town centre before seeking to provide advice about how this should be applied taking into the account the emerging proposals from HDD. With this in mind a number of development principles are identified and then applied across the town centre parcels to guide development. An assessment of the mix and quantum of uses that is needed in the town centre based on the evidence produced is then given and then an illustrative plan with explanatory text is included showing how these requirements could be delivered on the ground. A section on how these proposals are to be delivered has also been started but its content is fluid and will need to evolve as work progresses.

The attached draft is a work in progress and not a final document but with some additional work could be available for Members to consider at their meeting on 23rd February 2021 in line with the time frame previously outlined for Members in the report to the meeting on 22nd October and reproduced for ease below:

| Date | Event/action |
|--|---|
| 1 November – 31 November 2020 | Production of draft SPD and associated reports/screening (Strategic Environmental Assessment, Equalities Impact Assessment, Habitat Regulations Assessment, Health Impact Assessment, Draft consultation Statement) |
| 23 February 2020 | Draft SPD to SPC, seek authority to consult |
| 1 March 2021 – 11 April 2021 | Consultation on draft SPD and associated reports/screening for 6 weeks |
| 12 April 2021 – 31 May 2021 | Consideration of responses received, revisions made to SPD as necessary in light of consultation findings |
| June 2021 (no date for meeting yet set) | Proposed SPD and associated reports to SPC seeking authority for second stage consultation |
| June - July 2021 | Consultation on proposed SPD |
| Early August 2021 | Consultation summary produced for SPC |
| Late Summer 2021 | SPC recommend adoption of SPD to Cabinet |
| Late Summer/ Early Autumn 2021 (no date for meeting yet set) | Cabinet resolve to adopt SPD |

Although the SPD was principally being progressed as an alternative to the EDNCp proposals Members may want to consider whether they wish to progress its production even if they wish to agree to the consortium proposals as further guidance to inform the consortiums detailed proposals and also to engage with the community on town centre issues. It would also present an opportunity to engage the community with initial design principles on the parcels that the local authorities would be bringing forward within the town centre as well. The need for this would

clearly be greater in the event that agreement were reached over EDDC acquiring land within the town centre.

Members attention is again drawn to the views of the Cranbrook Strategic Delivery Board who are clear in their comments in Appendix 1 that they do not support progressing with the proposed SPD.

Delivery

Member's resolution to recommend that funding for the town centre be sought from Cabinet was well received when discussed by Cabinet at their meeting on the 25th November. Unfortunately it was not possible to report any more detailed costings on the delivery of the town centre to the meeting. Members were however happy to agree to the principle of funding for the delivery of the town centre. Cabinet had previously agreed to extend borrowing against future receipts within the enterprise zone by £12million and views of the Enterprise Zone on prioritising spend of these receipts on acquiring land within Cranbrook Town Centre is being sought from the Enterprise Zone Board.

Alongside this work cost consultants have been appointed to consider the build costs of delivering buildings within the town centre that are envisaged within the draft SPD. This work is currently being analysed and needs to sit alongside a business case detailing the potential income streams from an investment. It is intended to report this work to Members separately through Cabinet in due course.

Appendix 1

CRANBROOK STRATEGIC DELIVERY BOARD

RECOMMENDATION ON THE TOWN CENTRE PROPOSALS

1 DECEMBER 2020

In this document, the Cranbrook Strategic Delivery Board provides further comments to East Devon District Council's Strategic Planning Committee on the revised proposal by the East Devon New Community Partners and the proposal to develop a supplementary planning document for the town centre.

The Board had already submitted statements to East Devon District Council's Strategic Planning Committee dated 23 and 28 September 2020 which was included in the report by East Devon District Council's Service Lead – Planning Strategy and Development Management to the Strategic Planning Committee meeting on 22 October 2020 and this document should be read in conjunction with the Board's earlier comments.

Proposal by the East Devon New Community Partners

The Cranbrook Strategic Delivery Board broadly welcomes the changes and enhancements contained in the latest proposal by the East Devon New Community Partners, particularly the inclusion of the transfer of parcel TC1 for construction of extra care housing and the option for East Devon District Council to purchase additional parcels TC3, TC4d and TC4e for the provision of additional facilities which can include a leisure centre, health and wellbeing uses and commercial space – providing for flexible uses as and when future needs arise.

The Board notes that the purchase of the additional land parcels will require agreement on the land value, and that the developers will seek residential value for that land. East Devon District Councillors should be aware that using those parcels for commercial and / or community use will result in a diminution of those values on transfer to the District Council.

At its meeting on 1 December 2020, the Board was encouraged that East Devon District Council's planning officers were now minded to support the new proposal by the East Devon New Community Partners.

The developers' proposal will be considered on the basis that East Devon District Councillors will accept the exceptional circumstances of not having a viability assessment which is compliant with the National Planning Policy Framework. In section 57, the National Planning Policy Framework explains that "it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage". The Board notes that an application stage has not been reached yet and therefore insisting on a detailed viability assessment at this stage is considered unnecessary.

Section 57 of the National Planning Policy Framework goes on to explain that "the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case". The Board agrees with the East Devon New Community Partners that a global pandemic and the resulting economic situation provide sufficient justification to consider the current situation exceptional. The Board previously questioned East Devon District Council's financial ability to fund the delivery of the town centre via a supplementary planning document as per the Board's comments dated 23 and 28 September 2020.

The Board notes that Devon County Council officers welcome the reviewed location of the extra care housing and remain content with the site location for Devon County Council's proposed multi-purpose building.

Therefore, the Board recommends that the Memorandum of Understanding relating to this proposal is signed without delay by East Devon District Council so that the development of the town centre can progress to planning applications being submitted by the developers.

Proposal by East Devon District Council's Planning Officers

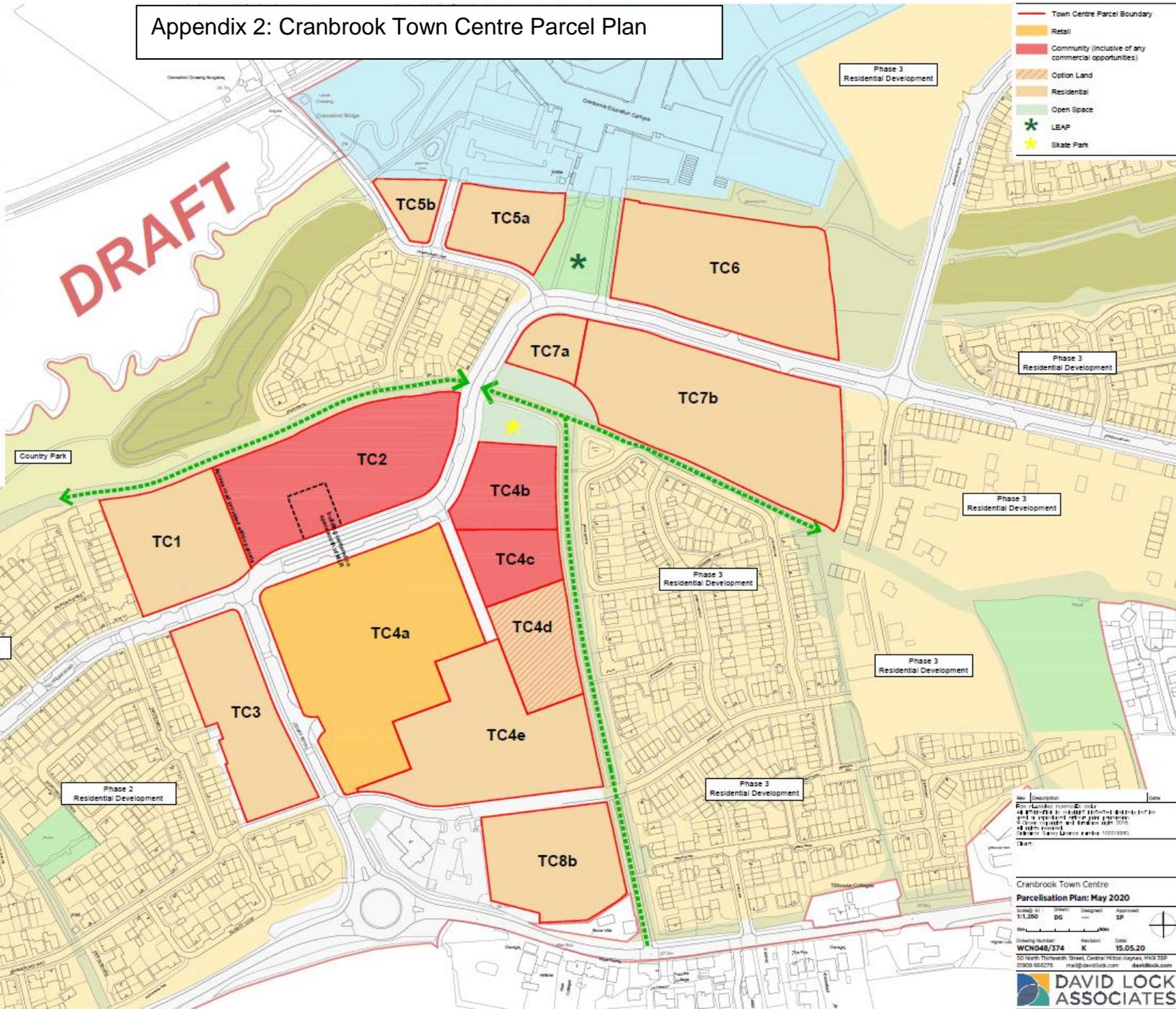
The Cranbrook Strategic Delivery Board continues to not support the further development of a supplementary planning document relating to the town centre for the reasons outlined in the Board's submission to the Strategic Planning Committee dated 23 and 28 September 2020 which was included in the report by East Devon District Council's Service Lead – Planning Strategy and Development Management to the Strategic Planning Committee meeting on 22 October 2020.

Appendix 2: Cranbrook Town Centre Parcel Plan



| Town Centre Development Parcels | | |
|---------------------------------|---------|------------|
| TC1 | 0.69 ha | 1.70 acres |
| TC2 | 1.20 ha | 2.96 acres |
| TC3 | 0.72 ha | 1.78 acres |
| TC4a | 1.72 ha | 4.25 acres |
| TC4b | 0.40 ha | 0.99 acres |
| TC4c | 0.30 ha | 0.74 acres |
| TC4d | 0.41 ha | 1.00 acres |
| TC4e | 1.12 ha | 2.78 acres |
| TC5a | 0.37 ha | 0.91 acres |
| TC5b | 0.15 ha | 0.37 acres |
| TC6 | 1.23 ha | 3.04 acres |
| TC7a | 0.19 ha | 0.47 acres |
| TC7b | 1.57 ha | 3.88 acres |
| TC8b | 0.68 ha | 1.68 acres |

Notes: Parcels taken to back of footpath and centre line of hedgerow. No allowance for hedgerow root protection.



- Town Centre Parcel Boundary
- Retail
- Community (inclusive of any commercial opportunities)
- Option Land
- Residential
- Open Space
- * LEAP
- * Skate Park

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Cranbrook Town Centre
Parcellation Plan: May 2020

| | | | |
|--|----------------|--------------------|--------------|
| Design: J1 | Drawn: J1 | Designed: J1 | Approved: SP |
| Scale: 1:1,000 | DS | | |
| Client: WCN048/374 | K | Revision: 15.05.20 | |
| Drawing Number: WCN048/374 | K | Date: 15.05.20 | |
| 50 North Thirsk Street, Central Milton Keynes, MK9 3EP | | | |
| 01908 566276 | mla@delock.com | delock.com | delock.com |

DAVID LOCK ASSOCIATES

Appendix 3: Proposed layout showing the extra care facility on TC1 and a combined health and wellbeing and leisure centre on TC2



PRELIMINARY FOR DISCUSSION

1432-SK005A 1:1000@A1 11/20

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CRANBROOK TOWN CENTRE

Appendix 4: Draft Town Centre SPD Masterplan

grainge architects

| Parcel TC1 | | | |
|-------------------------------|---|----|-----------------------|
| | Extra Care Centre | 55 | 5335m ² |
| | Private garden | | 1700m ² |
| | Extra Care Centre - Retail/Cafe (GF) | | 162m ² |
| Parcel TC2 | | | |
| | Town Council Building (GF) | 8 | 476m ² |
| | Town Council - Rent. Offices (FF) | 8 | 331m ² |
| | Town Council - Rent. Offices (SF) | 8 | 331m ² |
| | Office/Retail (GF) | 13 | 975m ² |
| | Apartments/Duplex (FF & SF) | 27 | 2578m ² |
| | Mews Units | 5 | 350m ² |
| | 3st Town Houses | 11 | 1386m ² |
| | 3 st. Houses/ Duplex/ Apartments | 16 | 1480m ² |
| | Retail/ Office (GF, FF & SF) | 9 | 775m ² |
| Parcel TC3 | | | |
| | Apartments/Duplex (GF, FF & SF) | 20 | 1486m ² |
| | 3st Town Houses | 14 | 1764m ² |
| | GF adaptable to retail units | | |
| | Mews Units | 13 | 872m ² |
| Parcel TC4a | | | |
| | Supermarket | 1 | 2475m ² |
| | Nursery | 1 | 600m ² |
| | Duplex/Apartments (FF & SF) | 28 | |
| | Retail (GF) | 8 | 925m ² |
| Devon County Council Land | | | |
| | Library/ Children's Centre/ Youth Centre (GF & FF) (0.49ha) | | 1160m ² |
| Parcel TC4c, d & e | | | |
| | Health Centre (2 st) | | 3136.05m ² |
| | Combined with leisure (building footprint) | | |
| | Leisure Centre (2 st) | | 3136.05m ² |
| | Combined with health (building footprint) | | |
| | Workshop/Hybrid Space | | 820m ² |
| | Tri - Services Land (0.25ha dashed) | | 364m ² |
| | Light Industrial units | 10 | 740m ² |
| Parcel TC5a & TC5b | | | |
| | Houses | | |
| Parcel TC6 - Education Campus | | | |
| | Education Campus | | 2900m ² |
| Parcel TC7a | | | |
| | Pocket Park | | 2900m ² |
| Parcel TC7b | | | |
| | Houses | | |
| Parcel TC8b | | | |
| | Hotel | | 1890m ² |

