

Cranbrook Placemaking Group

Implementation Plan

September 2024

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 2024;

- A final investment decision being taken in relation to the district heating interconnector project
- Completion of a masterplan and delivery plan for the town centre

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 and wider masterplan
- Devon County Council related infrastructure – this includes the proposed community facilities, transport and education improvements
- Sport England Pilot/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 now operationalised in the form of bringing forward specific investment proposals. This is an intensive process as it will require an understanding of the detailed delivery of large-scale capital projects and the mechanism through which funds will subsequently be recouped.

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 the next primary school
- Upgrading of the power supply

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 Board 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. To be funded through Enterprise Zone programme subject to completion of feasibility study/business case.	TBC/Enterprise Zone	Cranbrook Town Council – subject to final agreement.	Business Case: Funding Construction	A Feasibility study showed significant increased costs which will affect overall viability. Looking to procure architects to design viable scheme.	Janine Gardner CTC 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, Wellbeing and Leisure hub.	TBC	EDDC/CTC/DCC	Autumn 2024	A Public consultation completed. Stakeholder engagement highlighted service changes. Document in production to go to SPC in October 2024.	Thea Billeter EDDC
Tillhouse building	Town Council office building including community space. Link with wider masterplanning exercise (above). Challenge to close the anticipated budget gap.	Budget TBC S106 of £592,500	Cranbrook Town Council	TBC	A Anticipated budget gap requires quantifying	Janine Gardner CTC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					before the source(s) of the balance of funding can be identified. In discussions with DCC re. co-location.	
DCC Community Building	Multi use building providing flexible space for the delivery of County Council services including children's, library and youth, and other social and community services as required, to be provided on Parcel TC4b	Budget s.106 contributions + shortfall from external funding	DCC	TBC	<p>A</p> <p>Outline planning permission granted 22.7.20 but now lapsed. Town Centre DCC Deed of Variation signed 11.12.23. Now awaiting transfer of land and payment of first contribution (both now late) EDNCP have said they will provide a clean site and have provided a ground contamination survey which confirms no contamination. Exploring co-location with CTC or other facilities as part of the town centre masterplanning process.</p>	Sarah Ratnage / Nicola Wilson DCC
Extra Care Housing	Housing with on-site care for older people with 55 self-contained homes. DCC places adults eligible for care with funding assistance into the homes. To be delivered on TC1 to be transferred.	Developer capital funded with Homes England funding / s.106 contributions	LiveWest under an initial Development Agreement and long-term Nominations	Completion March 2028	<p>A</p> <p>Discussions ongoing regarding land transfer & legal agreements.</p>	Nicola Wilson / Carly Trego DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
			Agreement with DCC		Increasing concern about delays to land transfer. Currently awaiting confirmation that the site is fully serviced with surface water drainage and site access, plus provision of supplemental ground investigation report.	
Health, Wellbeing and Leisure Hub	Feasibility study to determine specification for future Health & Wellbeing Hub. Work to be commissioned in conjunction with the NHS Devon. Will draw on previous studies/evidence.	£90k from One Public Estate programme Match funding from EZ programme	EDDC/CCG	TBC	<p style="text-align: center; font-size: 2em; color: orange;">A</p> <p>Feasibility study for health planning and service requirements completed late Summer 2023. Now on hold while site location established through masterplan exercise and opportunities for co-location explored.</p>	Thea Billeter EDDC NHS Devon
Town Centre planning applications	Determination of applications relating to: Supermarket and town square Parade of shops Nursery Highway infrastructure plans x 2	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 style="text-align: center; font-size: 2em; color: orange;">A</p> <p>Planning applications now approved. Construction commenced August 2022. Supermarket and nursery leases have been taken up by end occupiers, supermarket fit out</p>	Thea Billeter EDDC

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					expected to be completed end November '24 but no date for nursery at present. Only phase 1 of high street under construction, with PC expected summer 2024.	
Phase 2 retail acquisition	EDDC commercial acquisition of the HDDL Phase 2 ground floor retail/commercial units	Prudential borrowing?	EDDC	Summer 2023	R Negotiations currently on hold pending progress with the Cranbox proposals.	Andy Wood EDDC
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	G Cranbrook Plan adopted October 2022. EDDC Council agreed in July 2024 to fund resource to restart the review process. Quotes to be sought from law firms to undertake the review.	Melanie Wellman EDDC
Expansion areas						

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Bluehayes – main site	Up to 850 homes, primary school (or at Treasbeare), mixed use area, open space, allotments, SANGS	N/A	Taylor Wimpey and Hallam Land Management		G Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement	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 now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.	Thea Billeter/ Liam Fisher EDDC
Treasbeare	Up to 915 homes, primary school (or at Bluehayes), neighbourhood centre, 5ha employment land, sports hub and pavilion, 5 G&T pitches, land for energy centre expansion, open space, allotments, SANGS	N/A	Carden Group/Redrow Homes		Planning application approved June 2024. Initial discharge of condition request (condition 10) approved.	James Brown EDDC
Cobdens – main site	Up to 1435 homes, primary school, SEN school, part of neighbourhood centre, 10 G&T pitches, place of worship, cemetery, open space, allotments, SANGS	N/A	Persimmon Homes		Planning application approved April 2024. Initial discharge of condition requests submitted.	James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Cobdens – Farlands	Up to 260 homes, part of neighbourhood centre, junior football pitch, open space	N/A	Cranbrook LVA LLP		<p style="text-align: center;">G</p> <p>Planning application pending consideration</p>	James Brown EDDC
Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		<p style="text-align: center;">A</p> <p>Planning application now subject to a resolution to approve. Applicant not keen to discuss the bulk of the s106 until the education provision clauses have been agreed. Ongoing discussion with applicant’s agent on this point.</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 style="text-align: center;">G</p> <p>Two outline planning applications received for a total of 539 homes plus expected infrastructure. Initial consultation period ends 16/09/2024</p>	Ben Chesters/James Brown EDDC
Community Infrastructure						

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	Awaiting service connections	Janine Gardner CTC
Wheeled Sports Facility	Provision of a wheeled sports facility in the town centre.	S.106 - £250k indexed	Cranbrook Town Council	TBC	Facility opened December 2023.	Janine Gardner CTC
Phase 3 Country Park NEAP	Neighbourhood Equipped Area of Play in Phase 3 of the Country Park (renamed Stone Meadow)	s.106	Cranbrook Town Council	TBC	G Delivery will depend on final basin 2c/town centre drainage scheme.	Janine Gardner CTC
Trim Trail	Trim trail in Phase 3 of the Country Park (renamed Stone Meadow)	s.106	Cranbrook Town Council	2024	G Trim trail relocation agreed and Town Council procuring September 2024.	Janine Gardner CTC
Pump Track	Pump track for wheeled sports facility envisaged in Phase 3 of the Country Park (renamed Stone Meadow)	Sport England, Town Council and other	Cranbrook Town Council	April 2024	Facility opened March 2024	Janine Gardner CTC
Ingrams MUGA	685m ² MUGA to be sited at the Ingrams sports site.	S106	Cranbrook Town Council	TBC	G Town Council re-procuring September 2024.	Janine Gardner CTC
Local Infrastructure Fund Mobilisation of £40m revolving infrastructure fund to accelerate the delivery of critical infrastructure.						

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Electricity capacity	Bringing forward a new Bulk Supply Point to ensure that there is available electricity capacity/supply to support ongoing development. Link also to installation of charging points for EVs.	£14m	EDDC/DCC/WPD	2025	<p style="text-align: center;">R</p> <p>National Grid have now devised an alternative strategy to release capacity. Rules regarding serving development changed April 2023 which means that upgrade is likely to be funded by National Grid. Land for a new primary sub-station yet to be secured.</p>	Andy Wood EDDC
London Road	Comprehensive package of works to reduce design speed to 20/30 mph and prioritise active travel.	<p>Total cost not ascertained</p> <p>£2.253m (indexed to Q1 2020) from expansion areas S106</p>	DCC as highway authority		<p style="text-align: center;">R</p> <p>Brookbanks commission from DCC complete. DCC in house project completed to deliver a concept design. No further budget identified to progress to detailed design.</p> <p>Developers have put forward schemes across their own frontages - DCC will work with these designs as part of the overall concept design.</p>	Brian Hensley – DCC Kenji Shermer - EDDC

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					Report considered by the former Cranbrook Strategic Delivery Board in February 2024.	
Primary school	Accelerated delivery of first primary school in the expansion areas, either at Treasbeare or Cobdens, to ensure school places are available to meet the growing population.	£8m - £12m depending upon which school	DCC as education authority		<p>A</p> <p>Devon County Council now confirmed strong preference for next school to be delivered at Cobdens. Discussions held with Persimmon re. this and wording on land transfer etc. included in signed s106. Confirmation of Free School funding for SEN school and DCC working with DfE to deliver this.</p>	Simon Niles DCC
District heating						
Roll out 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	2024	<p>A</p> <p>Invitation to Tender published February. Final investment decision will be made in October 2024.</p>	Andy Wood EDDC