

Cranbrook Placemaking Group

Implementation Plan

January 2025

Background and Context

The Terms of Reference for the Placemaking Group include a specific objective as follows;

To develop an Implementation Plan for the delivery of key assets and services in the town and ensure that the Implementation Plan includes a clear understanding of the following in relation to individual assets;

- *the strategic business case;*
- *who the client is;*
- *the business plan;*
- *the brief and specification;*
- *the budget and funding package, including sources of funding;*
- *procurement strategy;*
- *project management and delivery;*
- *ownership and management of facilities;*
- *the ongoing service delivery model and associated costs.*

Framework

Looking forward the following are considered to be some of the key events during 2025;

- A final investment decision being taken in relation to the district heating interconnector project
- Completion of a delivery plan for the town centre and the establishment of project teams for key town centre projects
- Delivery of Cranbox

These are significant events in themselves and collectively are of seminal importance in terms of how the town will develop and be governed going forward. It therefore stands to reason that the Placemaking Group will need to be sighted on and input to key decisions, for example through input to draft reports or responses to planning applications.

Topics

Alongside specific events there are also recurring topics which are sufficiently strategic as to demand the attention of the Placemaking Group. The provisional list of items for the next year is outlined below;

- Management of greenspace including suitable alternative natural greenspaces
- Health and wellbeing provision – the links to potential availability of funding from the One Public Estate programme and other to progress the Health & Wellbeing Hub concept
- Town centre – including the delivery of Cranbox, the Tillhouse building, leisure centre and wider masterplan
- Devon County Council related infrastructure – this includes the proposed community facilities, transport and education improvements
- Sport England Place Partner status

It is anticipated that reports on specific topics will be scheduled into specific Placemaking Group meetings.

Local Infrastructure Fund

There is a long history of revolving infrastructure funds being utilised in Cranbrook to accelerate the delivery of critical infrastructure. This is an important cash flow tool and one which is likely to become ever more essential for coordinating infrastructure delivery for the expansion areas of Cranbrook.

East Devon District Council's Cabinet considered a series of reports focused solely on Cranbrook in July 2022. This included proposals to establish a £40m Local Infrastructure Fund. It is essential that this Fund is 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 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 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	<p>A</p> <p>Funding confirmed subject to legal agreement. Planning application in preparation and architect appointed. Some concerns about ability to meet funding deadline for delivery.</p>	Janine Gardner CTC 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, Wellbeing and Leisure hub.	TBC	EDDC/CTC/DCC	Autumn 2024	<p>G</p> <p>Masterplan endorsed by EDDC's SPC October 2024.</p>	Thea Billeter EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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	<p>A</p> <p>Anticipated budget gap requires quantifying before the source(s) of the balance of funding can be identified. In discussions with DCC re. co-location. Concept designs in preparation.</p>	Janine Gardner CTC
DCC Community Building	Multi use building providing flexible space for the delivery of County Council services including children's, library and youth, and other social and community services as required, to be provided on Parcel TC4b	Budget s.106 contributions + shortfall from external funding	DCC	TBC	<p>A</p> <p>Outline planning permission granted 22.7.20 but now lapsed. Town Centre DCC Deed of Variation signed 11.12.23. Now awaiting transfer of land and payment of first contribution (both now late) EDNCP (consortium) 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 delivery.</p>	Sarah Ratnage / Nicola Wilson DCC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
Extra Care Housing	Housing with on-site care for older people with 55 self-contained homes. DCC places adults eligible for care with funding assistance into the homes. To be delivered on TC1 to be transferred.	Developer capital funded with Homes England funding / s.106 contributions	LiveWest under an initial Development Agreement and long-term Nominations Agreement with DCC	Completion March 2028	<p>A</p> <p>Discussions ongoing regarding land transfer & legal agreements. Increasing concern about delays to land transfer. Currently awaiting amended transfer agreed from the EDNCP's (Consortium's) solicitor.</p>	Nicola Wilson / Neil Pack DCC
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>A</p> <p>Feasibility study for health planning and service requirements completed late Summer 2023.</p> <p>Leisure centre in EDDC Leisure Strategy. Potential for funding and support from Sport England as part of Place Partner status.</p> <p>Formal projects for both elements to be established now that</p>	Thea Billeter EDDC NHS Devon

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					location has been fixed in the masterplan.	
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	Planning Permission issued May 2022 Construction completion summer 2024	<div>G</div> <p>Construction commenced August 2022. Supermarket opened December 2024. Nursery lease taken up but fit out not yet begun. Only phase 1 of high street constructed, with first units now occupied. Phase 2 land subject of enforcement notice for unauthorised development and temporary planning application going to EDDC planning committee 28/1/25 with recommendation for approval.</p>	Thea Billeter EDDC
Town Centre highway uplift works	Completion of uplift works on Tillhouse Road and Court Royal. Amongst other works, includes removal of central island on Tillhouse Road, widening of pavement, provision of pedestrian crossings and tree planting.	EDNCp (consortium)	EDNCp (consortium)	Summer/Autumn 2025	<div>R</div> <p>Planning permission was issued for the works in March 2023 but they have not yet begun. Existing permission and legal agreements don't</p>	EDNCp (consortium) EDDC for discussions over timetable of works

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					obligate delivery in a set time scale.	
Phase 2 retail acquisition	EDDC commercial acquisition of the HDDL Phase 2 ground floor retail/commercial units	Prudential borrowing?	EDDC	Summer 2023	<div>R</div> <p>Financial offer to purchase has been rejected by the New Community Partners.</p>	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	<div>G</div> <p>Cranbrook Plan adopted October 2022. EDDC Council agreed in July 2024 to fund resource to restart the review process. Bevan Britten appointed to undertake the review.</p>	Melanie Wellman EDDC
Expansion areas						
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		<div>G</div> <p>Planning application now subject to a resolution to approve. Negotiations</p>	Thea Billeter/Liam Fisher EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					underway regarding the s106 agreement	
Bluehayes - SANGs	Change of use of agricultural land at Elbury Meadows to SANGS.	N/A	Taylor Wimpey and Hallam Land Management		 <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</p>	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
Cobdens – Farlands	Up to 260 homes, part of neighbourhood centre, junior football pitch, open space	N/A	Cranbrook LVA LLP		 <p>Planning application now subject to a resolution to approve. Negotiations beginning regarding the s106 agreement.</p>	James Brown EDDC

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Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		<p>G</p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</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>G</p> <p>Two outline planning applications received for a total of 539 homes plus expected infrastructure. Initial consultation period ended 16/09/2024. Various matters to be resolved following consultation.</p>	Ben Chesters/James Brown EDDC
Community Infrastructure						
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	Awaiting permanent electricity 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	<p>G</p>	Janine Gardner CTC

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					Delivery will depend on final basin 2c/town centre drainage scheme.	
Trim Trail	Trim trail in Phase 3 of the Country Park (renamed Stone Meadow)	s.106	Cranbrook Town Council	2024	<div>G</div> <p>Installation anticipated November/December 2024.</p>	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	<div>G</div> <p>Installation anticipated November/December 2024.</p>	Janine Gardner CTC
Local Infrastructure Fund Mobilisation of £40m revolving infrastructure fund to accelerate the delivery of critical infrastructure.						
Electricity capacity	Bringing forward a new Bulk Supply Point to ensure that there is available electricity capacity/supply to support ongoing development. Link also to installation of charging points for EVs.	£14m	EDDC/DCC/WPD	2025	<div>R</div> <p>National Grid have now devised an alternative strategy to release capacity. Rules regarding serving development changed April 2023 which means that upgrade is</p>	Andy Wood EDDC

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					likely to be funded by National Grid. Land for a new primary sub-station yet to be secured but National Grid actively exploring options.	
London Road	Comprehensive package of works to reduce design speed to 20/30 mph and prioritise active travel.	Total cost not ascertained £2.253m (indexed to Q1 2020) from expansion areas S106	DCC as highway authority		<p>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 – DCC exploring opportunities, including bidding for CIL money.</p> <p>Developers have put forward schemes across their own frontages - DCC will work with these designs as part of the overall concept design. Report considered by the former Cranbrook Strategic Delivery Board in February 2024.</p>	Brian Hensley – DCC Kenji Shermer - EDDC
Primary school	Accelerated delivery of first primary school in the expansion areas, either at	£8m - £12m depending	DCC as education authority		<p>A</p>	Simon Niles DCC

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	Treasbeare or Cobdens, to ensure school places are available to meet the growing population.	upon which school			Devon County Council now confirmed strong preference for next school to be delivered at Cobdens. Confirmation of Free School funding for SEN school and DCC working with DfE to deliver this. All parties looking to collaborate for early delivery.	
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	<div>A</div> <p>Invitation to Tender published February 2024. Paper went to Cabinet November 2024.</p>	Andy Wood Naomi Harnett EDDC