

Report to: Asset Management Forum



Date of Meeting: 3rd March 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

PAC Service Major Projects & Programmes Team Update

Report summary:

The report provides a summary of the more high profile projects that the Major Projects & Programmes Team are currently involved in delivering.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That the Asset Management Forum note the contents of this report.

Reason for recommendation:

To ensure that members of the Asset Management Forum are informed about projects and programmes that are currently being progressed by the team.

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Portfolio(s) (check which apply):

- ☒ Climate Action and Emergency Response
- ☒ Coast, Country and Environment
- ☒ Council and Corporate Co-ordination
- ☒ Democracy, Transparency and Communications
- ☒ Economy and Assets
- ☒ Finance
- ☒ Strategic Planning
- ☒ Sustainable Homes and Communities
- ☒ Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Medium Risk; Projects which involve considering the future uses of council owned assets involves a level of risk be it financial or reputational. These would be reported to cabinet at the relevant time when recommendations are being made to take a project forward for delivery.

Links to background information

Link to [Council Plan](#)

Priorities (check which apply)

- ☒ Better homes and communities for all
 - ☒ A greener East Devon
 - ☒ A resilient economy
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1. This report provides an overview of work currently being undertaken by the Major Projects and Programmes team. The projects are wide ranging, supporting the delivery of a range of Council Plan priorities.

2. Depots Review

2.1 The Place, Assets and Commercialisation Service are leading on a project to review the Council's operational depot properties. The Council's Streetscene and Recycling and Waste Services need operational depot facilities that are fit for purpose, able to support service, operations and fleet decarbonisation and in locations that optimise service delivery, resilience and business continuity.

2.2 These are critical frontline services that will be required to meet the needs of a growing population. An initial report has been provided to Officers, and we are now undertaking an Options Assessment of the various proposals for how the sites can be provided in the future. Officers are engaging with the existing Recycling and Waste Future Service Member Working Group in order to provide cross party engagement in the issues arising that relate to this project.

2.3 In due course, Officers will prepare an Outline Business Case for reporting to Cabinet with recommendations on a way forward.

3. Public toilets, Esplanade & Drill Hall, Sidmouth

3.1 Following granting of planning permission for the Rockfish refurbishment and redevelopment of these sites, the public toilet site has now been transferred to Rockfish in line with the lease agreement.

3.2 Construction works are well under way with new publicly accessible toilets expecting to be open in spring and Rockfish is hoping that the new restaurant will be open in summer 2025. Once the new public toilets are operational the temporary facilities will be removed.

4. UKSPF Feasibility Studies, Exmouth Placemaking Plan

EXMOUTH PLACEMAKING PLAN

- 4.1 The Exmouth Placemaking Plan was developed in 2024, however, some further work has been identified as required. This is now being advanced and discussions with consultants undertaken to allow a series of Workshops to be moved forward in the late Spring.
- 4.2 The intention is to complete the updates to the Placemaking Plan in Summer 2025.
- 4.3 In parallel with the work to recommence the Placemaking Plan, a Governance and Stakeholder strategy has been developed for approval at the March PETS meeting.

UKSPF FEASIBILITY STUDY FOR QUEENS DRIVE SPACE AND BEACH GARDENS

- 4.4 The UKSPF programme is funding a feasibility study for Exmouth Queens Drive Space and Beach Gardens, this study has required the appointed design team to prepare three design options for each site. A workshop was held with the Placemaking in Exmouth Town Centre and Seafront group in January, which selected one design option for each site to be developed to RIBA Stage 2 design stage. The work being undertaken also looks to consider the engineering and planning constraints present on each site and is to be accompanied by cost estimates.
- 4.5 This work will be completed by the end of March 2025 in order to comply with the UKSPF funding requirements.
- 4.6 This work forms part of the wider Placemaking for Exmouth Town and Seafront project, which is a key corporate priority.

5. Stalled Employment Sites (Axminster and Seaton)

- 5.1 A multidisciplinary project team has been assembled to review delivery options for sites in Axminster, Honiton and Seaton.

CLOAKHAM LAWN, AXMINSTER

- 5.2 Work on Cloakham Lawn has commenced, with discussions with the legal team in regard to the land transfer from Bovis Homes (due under a Section 106 contribution).
- 5.3 A site visit has been undertaken to Cloakham Lawn to review the site and a Project Initiation Document (PID) together with a high-level massing plan is now being developed. The next steps are to review the viability of the site to ensure that proposals are deliverable. Following completion of this work, a programme for the procurement of a consultant team to deliver designs for planning will be prepared.

SEATON & OTHER SITES

- 5.4 Options are being reviewed on the other employment sites. A report will be brought forward to cabinet in due course setting out options for delivery.
- 5.5 See separate report re Hayne Lane, Honiton.

6. Seaton Moridunum

- 6.1 Cabinet has approved the selection of a preferred developer and the terms of disposal for this site. The Council's Legal Team is now instructed and preparing relevant documentation.

7. Clyst Meadows Country Park

- 7.1 Planning Consent granted in December 2024. Work is underway to discharge planning conditions (and in relation to the DCC shared pedestrian/cycle line). The Countryside Team have engaged with neighbours and commenced initial enabling works (vegetation clearance and hedgerow planting) including community input (hedgerow planting event with Broadclyst Environmental Group on 15th Feb).
- 7.2 Detailed design and preparation for tender is underway. The main contract works (car park, paths etc) and fencing contract are programmed to commence in May-June 2025 subject to approval of CIL funding by CIL Member Working Group, with a target for opening the site to the public in late-summer 2025. Planting, Signage and Site Furniture will be delivered by the Countryside Team.
- 7.3 Devon County Council are seeking funding for implementation of the remainder of the Mosshayne Lane – Station Road Shared Cycle/Pedestrian Route (west of Clyst Meadows)
- 7.4 CIL Funding for the capital works on site has been approved by CIL Member Working Party (subject to approval by Strategic Planning Committee). A report is currently in preparation in response to CIL Member Working Group request for other options for funding of the management of Clyst Meadows to be considered to reduce the upfront cost to CIL.

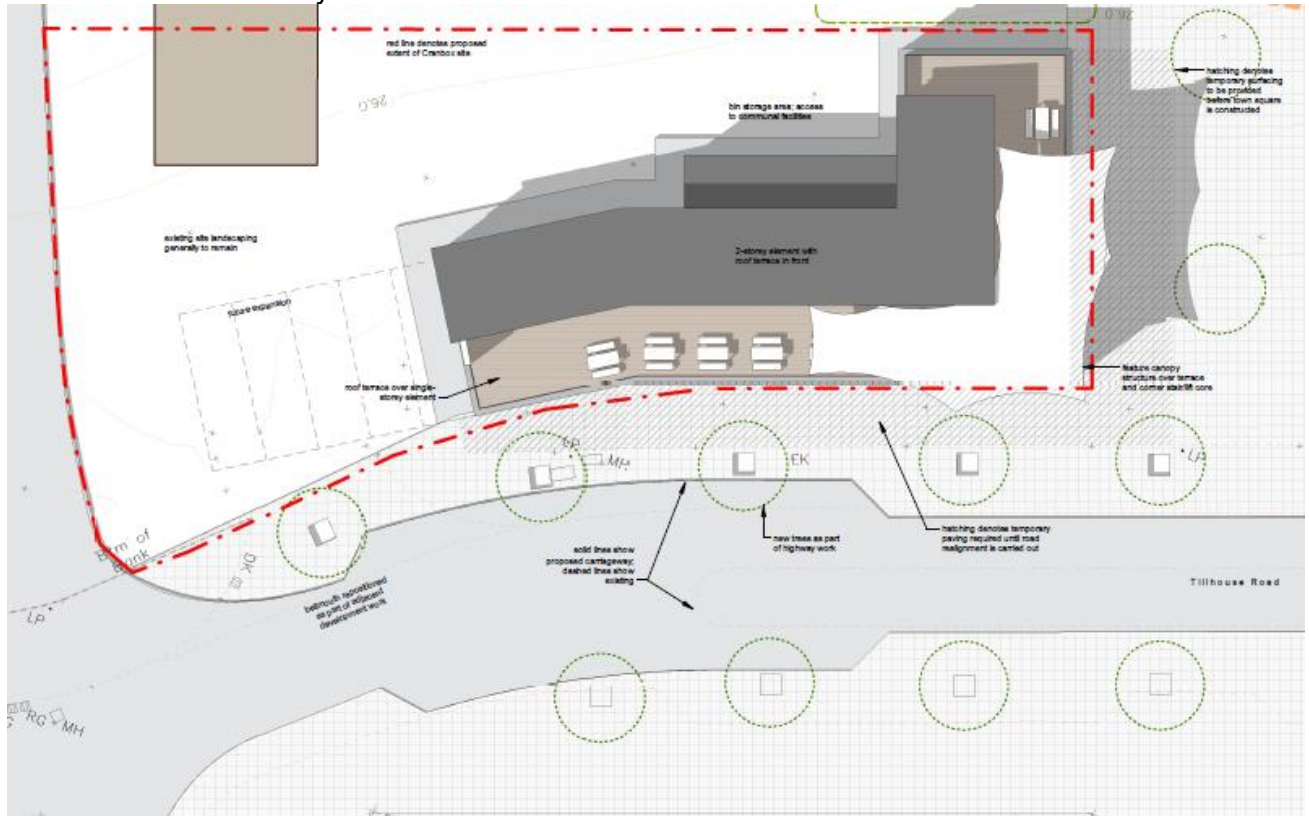
8. Cranbox, Cranbrook

- 8.1 Cranbox is a proposed modular development, to be sited in Cranbrook Town Centre, to support employment and provide suitable units for the development of the town centre.
- 8.2 In early May 2024 the Cranbox project was submitted to the Devon & Torbay Net Zero Capital Programme, a £16m fund which forms part of the Devolution package. Cranbox was one of three projects submitted within East Devon. £1.9m was sought to deliver the scheme, which will be owned and operated by Cranbrook Town Council. The successful funding bid drew on the results of a feasibility study and was funded and developed by the Exeter and East Devon Enterprise Zone with the support of Cranbrook Town Council.
- 8.3 The proposed location of Cranbox is land at TC2 (to the north of the high street). This land will be transferred to EDDC as required by a Cranbrook s.106 agreement. At present the land transfer process is being progressed but has not concluded. There are outstanding issues to be resolved with Devon County Council regarding the Stage 2 ground investigations report and the services to the site. The EDDC team is working to have completed the transfer of the land by late March 2025.
- 8.4 A consultant architect has been appointed along with a quantity surveyor, structural surveyor and M & E services consultant. Detailed plans for the Cranbox development are in the process of being drawn up in consultation with Cranbrook Town Council. A Commonplace survey has been undertaken to assess the demand for units in the local area. Over 80 responses were received, and the information is

being used to inform the design process. A planning application is due to be submitted early March 2025.

8.5 A report will be taken to Cabinet in March 2025 detailing the progress of the project and seeking agreement for any variations to the funding agreement which may need to take place.

Cranbox Draft Site Layout Plan



Financial implications:

This is an update report with no new financial implications to highlight. The work programme could have significant financial implications such as the Depot Review, but separate reports and member consideration will be required going forward on these items.

Legal implications:

There is no direct comment to be made in relation to this update report, each and any individual issue will need to be considered as it arises