

Cranbrook Placemaking Group

Implementation Plan

March 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. Funding awarded through the Devon & Torbay Net Zero Capital Programme, with EDDC procuring the project	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 submitted but invalid. 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
Town Centre Delivery Plan	Production of a delivery plan to identify specific projects, leads for these and a strategy for the delivery of the	TBC	DCC/EDDC/CTC	TBC	<p>R</p>	Naomi Harnett EDDC


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	remaining town centre land and facilities				Production not yet begun but see comments below re. The Tillhouse, Health and Wellbeing and Leisure projects	
Tillhouse building	Town Council town centre building. Link with wider masterplanning exercise (above). Challenge to close the anticipated budget gap.	Budget TBC \$106 of £592,500	Cranbrook Town Council	TBC	A Anticipated budget gap requires quantifying before the source(s) of the balance of funding can be identified.	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	A 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	Sarah Ratnage / Nicola Wilson DCC

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					co-location with health and leisure provision.	
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>Planning application submitted and pending consideration. Amended transfer received from the EDNCP's (Consortium's) solicitor.</p>	Nicola Wilson / Carly Trego 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>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>Strategic Outline Case in production for Health and Wellbeing facility, led by NHS Devon.</p>	Mike O'Mahony Thea Billeter EDDC NHS Devon

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					Leisure Centre Working Group established by East Devon District Council, project established and architects employed to undertake feasibility design of leisure centre and wider wellbeing campus.	
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	 <p>Supermarket opened December 2024. Nursery lease taken up but fit out not yet begun, operator saying it will open in 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. Temporary planning permission granted for TW sales centre until 22 August 2025. Enforcement notice remains on land to ensure removal at end of temporary period. NCp have commissioned</p>	Thea Billeter EDDC

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					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 in September 2025.</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
Land transfers	Transfer to EDDC of TC2 Transfer to DCC of TC4b	EDNCp (consortium)	EDDC and DCC	TC2 – Spring 2025 TC4b – Not yet determined	<p>A</p>	Andy Champion EDDC

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					TC2 transfer underway and form of transfer received. New Community partners want to transfer simultaneously with TC1. TC4b offer to transfer not yet received.	Sarah Ratnage/Nicola Wilson DCC
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	 EDDC full Council agreed to undertake the CGR on 26 Feb 2025. Stage one consultation is delayed from original expectation of Spring 2025.	Melanie Wellman EDDC
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		 Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement	Thea Billeter/Liam Fisher EDDC

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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. Conditions 10 (flood resilient design and layout) and 24 (archaeology) discharged. Construction of the ground running enclosure at the airport underway to secure noise mitigation required to facilitate housing.	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. Land acquisitions now completed. Initial discharge of condition requests submitted. Discussions taking place re. first phase of delivery and schools land transfer but will miss SEND transfer trigger in s106 (April 2025).	James Brown EDDC

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Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	<p>G</p> <p>Services connected and final works scheduled to be completed early June 2025.</p>	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> <p>Delivery will depend on final basin 2c/town centre drainage scheme / possible relocation to town centre/edge of town centre.</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/NGED	2025	<p>A</p> <p>National Grid have now devised an alternative strategy to release capacity. Land for a new primary sub-station yet to be secured but National Grid actively exploring options. Final reinforcement / upgrade solution will be</p>	Andy Wood EDDC

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					dependent upon total demand, which is predicated on method of heating for the expansion areas.	
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 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>	Chris Burridge Barney –DCC Kenji Shermer - EDDC
Primary school	Accelerated delivery of first primary school in the expansion areas, either at Treasbeare or Cobdens, to	£8m - £12m depending upon which school	DCC as education authority		<p>A</p>	Simon Niles DCC

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	ensure school places are available to meet the growing population.				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	<p>A</p> <p>£6.95m GHNF funding now confirmed for project. Project Manager employed to take forward and regular meetings with developers scheduled.</p>	Andy Wood Naomi Harnett EDDC