

# Cranbrook Placemaking Group

## Implementation Plan

August 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 operationalised in the form of bringing forward specific investment proposals. This is an intensive process and requires an understanding of the detailed delivery of large-scale capital projects and the mechanism through which funds will subsequently be recouped and will be impacting but available borrowing rates.

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 Group 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
<b>Town Centre</b>						
Cranbox	Modular space proposals including food and beverage uses. Funding awarded through the Devon & Torbay Net Zero Capital Programme, with EDDC procuring the project	Devon & Torbay Net Zero Capital Programme grant/Enterprise Zone	Cranbrook Town Council – subject to final agreement.	End March 2026	<p><b>A</b></p> <p>Funding confirmed subject to legal agreement. Planning application pending consideration. Cabinet paper 30<sup>th</sup> July to consider awarding of contracts.</p>	<p>Janine Gardner CTC</p> <p>Frances Wadsley Naomi Harnett EDDC</p>
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><b>G</b></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 remaining town centre land and facilities	TBC	DCC/EDDC/CTC	TBC	<p><b>G</b></p> <p>Workshops in late July and August to produce a more detailed</p>	Naomi Harnett EDDC

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					masterplan and delivery plan.	
Tillhouse building	Town Council town centre building. Link with wider masterplanning exercise (above). Challenge to close the anticipated budget gap.	Budget TBC  S106 of £592,500	Cranbrook Town Council	TBC	<p><b>A</b></p> <p>Anticipated budget gap requires quantifying before the source(s) of the balance of funding can be identified.</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><b>A</b></p> <p>Outline planning permission granted 22.7.20 but now lapsed. Town Centre DCC Deed of Variation signed 11.12.23. Payment of first s106 contribution received. Land now late for offer for transfer. 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 health and leisure provision.</p>	Sarah Ratnage / Nicola Wilson DCC

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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><b>G</b></p> <p>Planning application has a resolution to approve, s106 being drafted. Land transfer nearing completion.</p>	Nicola Wilson / Carly Trego DCC
Health, Wellbeing and Leisure Hub	<p>Projects to deliver health, wellbeing and leisure facilities in Cranbrook.</p> <p>The health facility will provide primary care and other NHS services.</p> <p>Leisure centre to include a swimming pool, together with gym and studio space.</p>	<p>£90k from One Public Estate programme Match funding from EZ programme.</p> <p>Capital funding to include s106 from expansion areas. Other capital sources not yet secured.</p>	EDDC/CCG	TBC	<p><b>G</b></p> <p>Feasibility study for health planning and service requirements completed late Summer 2023.</p> <p>Strategic Outline Case in production for Health and Wellbeing facility, led by NHS Devon.</p> <p>Leisure centre in EDDC Leisure Strategy. Potential for funding and support from Sport England as part of Place Partner status.</p> <p>Leisure Centre Working Group established by East Devon District</p>	<p>Mike O'Mahony Naomi Harnett Thea Billeter EDDC</p> <p>NHS Devon</p>

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					<p>Council, project established and architects employed to undertake feasibility design of leisure centre and wider wellbeing campus.</p> <p>Papers to East Devon cabinet in September 2025</p>	
Town Centre planning applications	<p>Determination of applications relating to:</p> <p>Supermarket and town square</p> <p>Parade of shops</p> <p>Nursery</p> <p>Highway infrastructure plans x 2</p>	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><b>A</b></p> <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</p>	Thea Billeter EDDC

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					temporary period. NCp have commissioned 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><b>R</b></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 2025 following basin 2C and wider drainage works completed.</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><b>R</b></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

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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><b>A</b></p> <p>TC2 transfer underway and form of transfer being finalised. Transfer delayed pending outcome of remaining additional town centre housing planning applications.</p> <p>TC4b offer to transfer not yet received.</p>	<p>Andy Champion EDDC</p> <p>Sarah Ratnage/Nicola Wilson DCC</p>
<b>Community governance</b>						
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	<p><b>A</b></p> <p>EDDC full Council agreed to undertake the CGR on 26 Feb 2025. Stage one consultation is delayed from original expectation of Spring 2025.</p>	Melanie Wellman EDDC
<b>Expansion areas</b>						
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		<p><b>G</b></p>	Thea Billeter/Liam Fisher EDDC



Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					Planning application now subject to a resolution to approve. Negotiations 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		<div>G</div> <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	James Brown EDDC

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
					phase of delivery and schools land transfer.	
Cobdens – Farlands	Up to 260 homes, part of neighbourhood centre, junior football pitch, open space	N/A	Cranbrook LVA LLP		<p><b>G</b></p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</p>	James Brown EDDC
Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		<p><b>G</b></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><b>G</b></p> <p>Two outline planning applications received for a total of 539 homes plus expected infrastructure. Initial consultation period ended 16/09/2024. Negotiations underway</p>	Ben Chesters/James Brown EDDC

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					to resolve matters arising.	
<b>Community Infrastructure</b>						
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	<b>G</b>  Services connected and final works scheduled to be completed end July 2025.	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	<b>G</b>  Delivery will depend on final basin 2c/town centre drainage scheme / possible relocation to town centre/edge of town centre.	Janine Gardner CTC
<b>Local Infrastructure Fund</b>						
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	<b>A</b>  National Grid have now devised an alternative strategy to release capacity. Land for a new primary sub-station yet to be secured but	Andy Wood EDDC

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					National Grid actively exploring options. Final reinforcement / upgrade solution will be 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><b>G</b></p> <p>Brookbanks commission from DCC complete. DCC in house project completed to deliver a concept design.</p> <p>Developers have put forward schemes across their own frontages - DCC have worked with these designs as part of the overall concept design. Report considered by the former Cranbrook Strategic Delivery Board in February 2024.</p> <p>CIL award of £750,000 made by East Devon District Council in Spring</p>	Chris Burridge Barney –DCC Kenji Shermer - EDDC

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					2025 for an initial phase of works. Paper on agenda for Group 4 <sup>th</sup> August 2025.	
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 (at 2020 prices)	DCC as education authority	Primary school – September 2027	<p><b>G</b></p> <p>Devon County Council now confirmed strong preference for next school to be delivered at Cobdens and all parties working to this expectation. Design work is underway for the school to be delivered in phases, with notional opening date of September 2027.</p> <p>Confirmation of Free School funding for SEN school in 2023 but DfE are reviewing the programme and outcome awaited.</p>	Simon Niles DCC
<b>District heating</b>						
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	Circa £31m, with £10.076m funding from HNIP programme	EDDC		<p><b>A</b></p>	Andy Wood Naomi Harnett EDDC

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	<p>delivery of low and zero carbon development. The preferred solution is to utilise recoverable heat from heat sources at Hill Barton.</p> <p>Procurement of Energy Services Company (ESCo) for the expansion areas.</p>				<p>£6.95m GHNF funding now confirmed for expansion areas project. Project Manager employed to take forward and regular meetings with developers taking place.</p>	