

Cranbrook Placemaking Group

Implementation Plan

October 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
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	Devon & Torbay Net Zero Capital Programme grant/Enterprise Zone	Cranbrook Town Council – subject to final agreement.	End March 2026	<p>A</p> <p>Funding confirmed subject to variation of legal agreement. Planning application pending consideration. Cabinet approved funding for Pre-construction Services Agreement, requires Council approval October 16th</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>G</p> <p>Masterplan endorsed by EDDC's SPC October 2024.</p>	<p>Thea Billeter EDDC</p>

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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>G</p> <p>Workshop in Summer 2025 to discuss process for production of a more detailed masterplan and delivery plan.</p> <p>Project plan is currently being developed.</p>	Naomi Harnett EDDC
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>A</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>A</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)</p>	Sarah Ratnage / Nicola Wilson DCC

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					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.	
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>G</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>G</p> <p>Feasibility study for health planning and service requirements completed late Summer 2023.</p> <p>Feasibility study led by NHS Devon being reviewed by NHS England.</p>	<p>Mike O'Mahony Naomi Harnett Thea Billeter EDDC</p> <p>NHS Devon</p>

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					<p>Leisure Centre Working Group established by East Devon District Council, project established and feasibility design of leisure centre and wider wellbeing campus produced.</p> <p>Cabinet approved funding to procure design team to progress to end of RIBA stage 3 in September 2025. Open tender out until mid-October 2025. Final budget and appointment to be approved by Council in early November 2025.</p>	
Town Centre planning applications	<p>Determination of applications relating to: Supermarket and town square Parade of shops Nursery 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>A</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.</p>	Thea Billeter EDDC

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					Only phase 1 of high street constructed, with most units now open. TW sales centre removed at end August 2025. 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>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 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>R</p> <p>Financial offer to purchase has been rejected by the New Community Partners.</p>	Andy Wood EDDC

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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>G</p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</p>	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		<p>G</p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement.</p>	Thea Billeter/ Liam Fisher EDDC
Cobdens – Farlands	Up to 260 homes, part of neighbourhood centre, junior football pitch, open space	N/A	Cranbrook LVA LLP		<p>G</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>G</p> <p>Planning application now subject to a resolution to</p>	James Brown/Ben Chesters EDDC

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					approve. Negotiations underway regarding the s106 agreement.	
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. Negotiations underway to resolve matters arising.</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	<p>G</p> <p>Commissioning complete; final snagging in light of building control findings.</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>R</p> <p>Delivery will depend on final basin 2c/town centre drainage scheme /</p>	Janine Gardner CTC

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					possible relocation to town centre/edge of town centre. Looking to resolve location through s106 variation.	
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	<div>A</div> <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 dependent upon total demand, which is predicated on method of heating for the expansion areas.</p>	Andy Wood EDDC
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		<div>G</div> <p>Brookbanks commission from DCC complete. DCC in house project</p>	Chris Burridge Barney –DCC Kenji Shermer - EDDC

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					<p>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 2025 for an initial phase of works. Paper considered by Group 4th August 2025. Further paper will come to the December meeting.</p>	
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>G</p> <p>Devon County Council now confirmed strong preference for next school to be delivered at Cobdens and all parties working to this</p>	Simon Niles DCC

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					<p>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>	
District heating						
Decarbonisation 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	September 2025	<p>R</p> <p>Project experiencing significant delays in progress due to challenges in agreement of final commercial terms.</p>	Andy Wood Naomi Harnett EDDC
Expansion areas district heating project	Procurement of Energy Services Company (ESCo) for the expansion areas.	£6.95m GHNF funding	EDDC	January 2027	<p>A</p> <p>Project Manager and consultant team employed to take forward and regular</p>	Andy Wood Naomi Harnett EDDC

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					meetings with developers taking place.	