

Cranbrook Placemaking Group

8th December 2025

Health provision at Cranbrook - note received from NHS Devon ICB

Short/Medium Term

Existing primary care (GP) provision in Cranbrook is currently delivered at the Cranbrook Medical Practice, which is a facility provided as part of the existing Younghayes Centre building, with its own separate access and car parking accessed off Barn Orchard.

Despite the expansion of the existing GP practice, their available space is constrained and will not be adequate to sustain the expected level of patient registrations over the next 5 years, whilst the new permanent facility in the town centre is constructed.

The GP facility at Younghayes is still too small for its existing patient population and at 302 square metres can never be large enough to serve the expected resultant population of Cranbrook of 20,000 people. The current population of 8,400 should have primary care space of around 672 square metres, so the practice at the Younghayes Centre is already 55% under-sized. It is therefore necessary to explore a short-term solution.

NHS Devon ICB have commissioned architects to devise options for this short-term solution. An informal working group comprising representatives from NHS Devon, the Cranbrook Medical Practice, Cranbrook Town Council (as owner of the Younghayes Centre) and Outer Exeter PCN (Primary Care Network) meet regularly with the architects to advance this.

To date the architect has produced an indicative layout to demonstrate how the car park could be utilised to provide a temporary modular solution, however this would result in there being no residual parking on the site.

The next meeting of this group to progress short/medium term options is 6th January 2026, by which time the practice and PCN will have prepared a forecast patient list size to show that it has more patients than its infrastructure has capacity for over the coming years.

The Clinical Director of the Outer Exeter PCN will also be writing to the Estates Director of the NHS Devon ICB to highlight the need for funding to be identified and prioritised for a short/medium term interim solution.

Long Term

The long-term plan for medical provision in the town has been for larger premises to be constructed in the town centre to serve as a health and wellbeing practice and to that end, the original s106 agreement dating from October 2010 secures 0.7ha land for this. There is an expectation of a capital contribution of £7m (to be indexed from 1Q 2020, which is c. £8.4m in today's money) from the expansion areas of Cranbrook.

NHS Devon have produced a Programme of Works which is aimed at securing funding to develop a Short Form Business Case up to RIBA Stage 3 for the project. Based on a population of 20,000, the required primary care general medical services (GMS) space in the new Neighbourhood Health Centre will be approx.1500 square metres. The target is to provide 1800 square metres to provide GP services for the growing new town together with space for services operated by the Royal Devon University Hospitals Trust and the Devon Partnership Trust for a total cost £15-20m (excluding VAT). Of this, c£8.4m is expected to be available from S106 pending receipt of these monies or an agreed forward funding mechanism.

Commercial delivery options are still being discussed but one route is a Section 2 contract, given the adjacent leisure centre build, whereby NHS capital is provided to East Devon District Council to build the health facility.

Funding of £400,000 is required to produce the required Short Form Business Case. This funding could also go to EDDC via a Section 2 contract, but NHS Devon would have to re-fund NHS England should the facility not be built. NHS Devon are working to identify the funding for a Section 2 Short Form Business Case and the required capital to supplement the build.

East Devon District Council has progressed with the procurement of the design team for the Leisure Centre project and are working closely with NHS Devon, as it is anticipated that there will be some significant construction efficiency savings if the health project can be completed by the same contractors as part of an integrated plan.

Discussions are ongoing with NHS England and EDDC regarding identifying appropriate funding of £400k to progress the Short Form Business Case.

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