

Report to: Asset Management Forum



Date of Meeting: 19th January 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Placemaking & Major Projects 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):

- ☒ Assets and Economy
- ☐ Communications and Democracy
- ☒ Council, Corporate and External Engagement
- ☒ Culture, Leisure, Sport and Tourism
- ☒ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☒ Place, Infrastructure and Strategic Planning
- ☒ Sustainable Homes and Communities

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 n/a

Link to [Council Plan](#)

Priorities (check which apply)

- ☒ A supported and engaged community
 - ☒ Carbon neutrality and ecological recovery
 - ☒ Resilient economy that supports local business
 - ☒ Financially secure and improving quality of services
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1. This report provides an overview of work currently being undertaken by the Placemaking & Major Projects team. The projects are wide ranging, supporting the delivery of a range of Council Plan priorities.

2. Marlcombe

- 2.1. This update does not include any updates on project work being undertaken on the Marlcombe new town. Updates are provided on this project through other meetings/forums.

3. Exmouth Placemaking Plan (EPP)

- 3.1. A final draft version of the EPP was considered by the PETS group in September 2025, with the plan amended to focus on deliverable projects for the Exmouth area. A public consultation was undertaken through November & December 2025, with two in person events held in Exmouth and online engagement through Commonplace. The Team is currently reviewing the comments received through the consultation process and amending the EPP to reflect these comments.
- 3.2. The current timetable for this work is on track for the EPP to be adopted by Spring 2026. A final version of the EPP will be shared with the PETS group in March 2026, with the document also considered by Devon County Council (DCC) and Exmouth Town Council (ETC) for endorsement. EDDC Cabinet will receive a final version of the report in April 2026.

4. Stalled Employment Sites

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

Cloakham Lane, Axminster

- 4.2. A cross departmental team is working with Vistry Group to progress the land transfer of employment space (due under S.106 contribution from the Cloakham Lawns development). This work is progressing well, and the land will be transferred to EDDC in Spring 2026.
- 4.3. Two procurement exercises have been undertaken to secure commercial advice and architectural support to develop a scheme for the site. This work has now concluded and is being reviewed with ward members.
- 4.4. The next stage of this work will be to prepare a planning application for the development of the site; this will be prepared for submission in Summer 2026.

Seaton Sites

- 4.5. The Harepath Road site is currently being marketed by Vickery Holman. Vickery Holman are receiving a good level of interest from the market. Offers for the site will be considered in late January 2026, which will result in EDDC receiving a capital receipt for the site.
- 4.6. Work on the Colyford Road site has commenced with a review of the planning history of the site and a review of delivery options. A report will be prepared for AMF when this work has been completed.

Hayne Lane, Honiton

- 4.7. A brief has been written to procure a red book valuation for the site. The red book valuation will be instrumental to negotiating a sale price for the site. This work is ongoing, requiring a multidisciplinary approach to secure an appropriate capital receipt for the site, as well as timely delivery of employment space.

5. Cranbox, Cranbrook

- 5.1. The Cranbox Project comprises a two-storey modular development, designed to deliver flexible commercial space as part of the ongoing development of Cranbrook Town Centre. The project is funded through a £1.9m grant from the Devon & Torbay Net Zero Capital Programme.
- 5.2. The scheme continues to experience delays as the transfer of the TC2 land to EDDC has not yet been completed. The team are working to progress this transfer, with anticipated completion of the transaction by late January 2026.
- 5.3. Due to project delays the scheme will not be concluded until Autumn 2026, this has been formally agreed by the Combined County Authority (CCA) through an amendment to the funding agreement.
- 5.4. The team are working to commence a Pre-Construction Services Agreement (PCSA) with the procured contractor, it is expected that this work will commence in January 2026, supported by EDDC's Employers Agent, Kendall Kingscott.

Financial implications:

To be completed by Finance

Legal implications:

There are no substantive legal issues to be added to this report.