

# Cranbrook Placemaking Group

## Implementation Plan

February 2026

### 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 2026;

- 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 variation of legal agreement. Planning application pending consideration. Cabinet and Council approved funding for Pre-construction Services Agreement, which has now begun.</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> <p>Next stage masterplan commissioned and begun.</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><b>G</b></p> <p>Workshop in Summer 2025 to discuss process for production of a more detailed masterplan and delivery plan.</p> <p>Work progressed January 2026.</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 £742,000	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 space	Delivery of flexible multi use community space focusing on supporting vulnerable children and families, primarily through statutory Public Health Nursing services and other children's services. DCC Cabinet approval 8 <sup>th</sup> October 2025 for provision of DCC community space within the Cranbrook leisure centre.	Budget s.106 contributions	DCC	TBC	<p><b>G</b></p> <p>DCC is working with EDDC as part of their leisure centre project (please see further details below under the Health, Wellbeing and Leisure Hub entry).</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 / Giles Colton DCC
Leisure Centre	Project to deliver a leisure facility in Cranbrook, to include a swimming pool, together with gym and studio space.	Revenue funding for design stage confirmed by EDDC Cabinet and Council, utilising EZ programme. Capital funding to include s106 from expansion areas. Other capital sources not yet secured.	EDDC	TBC	<p><b>G</b></p> <p>Cabinet approved funding to procure design team to progress to end of RIBA stage 3 in September 2025. AHR architects appointed to lead this multi-disciplinary team in November 2025. Public consultation planned February 2026.</p>	Mike O'Mahony Naomi Harnett EDDC
Integrated Neighbourhood Health Centre	Project to delivery a health facility in Cranbrook town centre, to provide GP and other health care services.	S106 from expansion areas will meet partial cost. Other capital sources not yet secured.	NHS and EDDC	TBC	<p><b>A</b></p> <p>Feasibility study by NHS Devon completed 2025 and further revenue funding being sought to progress the project to a Short Form Business Case.</p>	NHS Devon and EDDC

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					Leisure Centre project planning application will also apply for outline planning permission for the health site.	
Town Centre planning applications	Implementation of applications relating to: Supermarket and town square Parade of shops Nursery	N/A	New Community Partners/HDD Cranbrook Town Council for square	Planning Permission issued May 2022  Construction completion summer 2024	<b>A</b>  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. TW sales centre removed at end August 2025. NCp have commissioned marketing of the Phase 2 land.	Thea Billeter EDDC
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	EDNCp (consortium)	EDNCp (consortium)	Summer/Autumn 2025	<b>R</b>  Planning permission was issued for the works in March 2023 but they have not yet begun.	EDNCp (consortium) EDDC for discussions over timetable of works

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	pedestrian crossings and tree planting.				Existing permission and legal agreements don't obligate delivery in a set time scale. TC1/2 bellmouth works due for completion in 2025/early 2026 following basin 2C and wider drainage works completed.	
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
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 had been delayed pending outcome of remaining additional</p>	Andy Champion EDDC  Sarah Ratnage/Nicola Wilson DCC

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					town centre housing planning applications.  TC4b offer to transfer not yet received but DCC have requested that EDDC take the transfer. This is awaiting a formal decision.	
<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	  EDDC full Council agreed to undertake the CGR on 26 Feb 2025. Stage one consultation closed on 24 <sup>th</sup> October 2025. Report to EDDC Council 10 <sup>th</sup> December 2025 agreed to undertake stage two consultation on draft recommendations early 2026.	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			Thea Billeter/Liam Fisher EDDC



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					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		<p><b>G</b></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><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

Subject	Summary	Budget/ Source	Ongoing ownership/ management	Target completion date	RAG/Status	Lead
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. Planning applications now subject to a resolution to approve. Negotiations underway regarding the s106 agreements.</p>	Ben Chesters/James Brown EDDC
<b>Community Infrastructure</b>						
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	<p><b>G</b></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><b>R</b></p> <p>Delivery will depend on final basin 2c/town centre drainage scheme / possible relocation to town centre/edge of town centre. Looking to</p>	Janine Gardner CTC

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					resolve location through s106 variation.	
<b>Other category 4 infrastructure projects</b>						
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 2025 for an initial phase of works. Papers considered by Group August and December 2025.</p>	Chris Burridge Barney –DCC Kenji Shermer - EDDC

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<b>Education</b>						
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. Planning application valid January 2026 for the 630 place primary school at Cobdens.</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
Secondary School expansion	Phased project to expand teaching provision at Cranbrook Education Campus to include accommodating additional pupils from the expansion areas	£106 contributions	DCC Ted Wragg Trust	Ongoing	<p><b>G</b></p> <p>A number of phases of this project have been undertaken, including the partial fitting out of the mothballed wing at the rear of the building for teaching spaces.</p>	DCC

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					Ongoing expansion plans include for further extension of the building and this will need to be subject to the grant of planning permission.	
Special Educational Needs School (SEND)	Delivery of a 70 place SEND school at the Cobdens Expansion Area	TBC	TBC	TBC	<p><b>R</b></p> <p>Confirmation of Free School funding for SEND school received in 2023 but DfE have been reviewing the programme. Government announcement December 2025 re. SEND provision has project is being reviewed by DCC and awaiting more detail on SEND reforms</p>	DCC
<b>District heating</b>						
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	Circa £31m, with £10.076m funding from HNIP programme	EDDC	February 2026	<p><b>R</b></p> <p>Project experiencing significant delays in progress due to challenges in agreement of final commercial</p>	Andy Wood Naomi Harnett EDDC

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	from heat sources at Hill Barton.				terms. EDDC reviewing how the project is structured. Due to be reported to EDDC Cabinet March 2026.	
Expansion areas district heating project	Procurement of Energy Services Company (ESCo) for the expansion areas.	£6.95m GHNF funding	EDDC	January 2027	<p><b>A</b></p> <p>Project Manager and consultant team employed to take forward and regular meetings with developers taking place. Delays in project delivery due to its reliance on the Interconnector Project. A paper will be considered by EDDC Cabinet March 2026 before this goes out to procurement.</p>	Andy Wood Naomi Harnett EDDC