

Cranbrook Placemaking Group

Implementation Plan

June 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
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	East Devon District Council	End March 2026	<p>A</p> <p>Funding confirmed subject to variation of legal agreement. Planning permission granted. Cabinet and Council approved funding for Pre-construction Services Agreement, which has now begun. Delivery on sites dependent upon transfer of TC2 land.</p>	Frances Wadsley Naomi Harnett EDDC
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,	TBC	EDDC/CTC/DCC	Autumn 2024	<p>G</p> <p>Masterplan endorsed by EDDC's SPC October 2024.</p> <p>Next stage masterplan commissioned and begun. Being completed as part of wider Outline</p>	Thea Billeter EDDC

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	Wellbeing and Leisure hub.				Business Case for the growth corridor.	
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>Being completed as part of the wider Outline Business Case for the growth corridor.</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>A</p> <p>Anticipated budget gap requires quantifying before the source(s) of the balance of funding can be identified.</p>	Alexandra Robinson CTC
DCC community space	Delivery of flexible multi use community wellbeing space focusing on supporting vulnerable children and families, primarily through statutory Public Health Nursing services and other children's services. DCC Cabinet approval 8 th October 2025 for provision	Budget s.106 contributions	DCC	TBC	<p>G</p> <p>DCC is working with EDDC as part of their Leisure and Wellbeing Centre project (please see further details below under the Health,</p>	Sarah Ratnage / Nicola Wilson DCC

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	of DCC community space within the Cranbrook leisure centre.				Wellbeing and Leisure Hub entry).	
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.	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	G Planning application granted and land transfer completed. LiveWest have commenced construction.	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	G 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 undertaken February 2026 and second consultation live Planning application anticipated to be submitted late June 2026.	Mike O'Mahony Naomi Harnett EDDC

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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>A</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> <p>Leisure Centre project planning application will also apply for outline planning permission for the health site.</p>	NHS Devon and EDDC
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	<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 advertising it will open in September 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. NCp have commissioned</p>	Thea Billeter EDDC

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					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 following completion of basin 2C and wider drainage works.</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> <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	Transfers of TC2, TC4b and TC4c	EDNCp (consortium)	EDDC and DCC	TC2 – June 2026 TC4b & c – Not yet determined	<p>A</p> <p>TC2 transfer is ready for completion, pending the resolution of licences between NCp and EDDC.</p> <p>EDDC and DCC have jointly directed that the NCp offer to transfer TC4b to EDDC and then that a single transfer of TC4b&c is executed.</p>	<p>Andy Champion EDDC</p> <p>Sarah Ratnage/Nicola Wilson DCC</p>
Community governance						
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>G</p> <p>EDDC full Council agreed to undertake the CGR on 26 Feb 2025. Stage one consultation closed on 24th October 2025. Report to EDDC Council 10th December 2025 agreed to undertake stage two consultation on draft recommendations early 2026. Stage two consultation ended 24th April 2026. Consultation</p>	Melanie Wellman EDDC

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					response being assessed and will be reported to Cabinet in Summer 2026.	
Expansion areas						
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		G Planning application subject to a resolution to approve. S106 agreement negotiations nearing completion.	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		G Planning application subject to a resolution to approve. s106 agreement negotiations nearing completion.	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		A Planning application now subject to a resolution to approve. Negotiations regarding the s106 agreement are	James Brown EDDC

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					advanced but cannot be finalised due to the applicant's concerns regarding education schedule restrictions.	
Grange – Stuart Partners land	Up to 200 homes, open space, SANGS	N/A	Stuart Partners/Bloor Homes		<p>A</p> <p>Planning application now subject to a resolution to approve. Negotiations underway regarding the s106 agreement but cannot yet be finalised due to the applicant's concerns regarding education schedule restrictions.</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>A</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 but will need education schedule</p>	Ben Chesters/James Brown EDDC

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					restrictions resolving before they can be finalised.	
Community Infrastructure						
Ingrams Sports Pavilion	Provision of a pavilion at the Ingrams sports pitches.	S.106	Cranbrook Town Council	December 2022	G Commissioning complete; final snagging in light of building control findings.	Alexandra Robinson 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	R Delivery will depend on final basin 2c/town centre drainage scheme / possible relocation to town centre/edge of town centre. 2026 s106 deed of variation allows for alternative locations	Alexandra Robinson CTC
Other category 4 infrastructure projects						
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		G DCC in house project completed to deliver a concept design.	Gregory Neil – DCC Kenji Shermer - EDDC

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					<p>Developers have put forward schemes across their own frontages - DCC has worked with these designs as part of the overall concept design.</p> <p>CIL award of £750,000 made by East Devon District Council in Spring 2025 for an initial phase of works. DCC is undertaking design work to deliver the initial phase of works.</p>	
Library fit-out	Fit out of fixtures, fittings and equipment for the library and community spaces in the proposed Cranbrook Leisure and Wellbeing Centre	S106 £480,000 (at 1Q 2020)	DCC	TBC	<p>A</p> <p>Proposals for these services and facilities are being included in the Cranbrook Leisure and Wellbeing Centre.</p> <p>May need to explore forward funding of the monies to ensure fit-out in a timely manner alongside the completion of the wider facility.</p>	Sarah Ratnage / Nicola Wilson DCC
Youth provision fit-out	Fit out of fixtures, fittings and equipment for the community spaces in the Cranbrook Leisure and Wellbeing Centre	S106 £36,218 (at 1Q 2020)	DCC	TBC		Sarah Ratnage / Nicola Wilson DCC
Children's services provision fit-out	Fit out of fixtures, fittings and equipment for the community spaces in the Cranbrook Leisure and Wellbeing Centre	S106 £36,218 (at 1Q 2020)	DCC	TBC		Sarah Ratnage / Nicola Wilson DCC

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Fire Station	Provision of a fire station to serve Cranbrook and wider geography	S106 £1,400,000 (at 1Q 2020)	Current land owner is EDDC Devon and Somerset Fire and Rescue Service	TBC	R Land identified for this use is TC4e, which is already owned by EDDC. DSFRS remain to confirm if they have an operational requirement for a station in the town.	Thea Billeter EDDC
Sustainable transport enhancements	Range of measures for enhanced bus services in order to provide enhanced bus frequency and routes, and rail feasibility study for a second station.	S106 £6,378,000 (at 1Q2020)	DCC / Devon and Torbay Combined County Authority (DTCCA)	TBC	A Enhancements to be introduced following construction of expansion area housing and provision of s106 contributions.	DCC / DTCCA
Offsite walking and cycling enhancements	Delivery of off-site walking and cycling enhancements from Cranbrook to nearby locations, including Cranbrook to Mosshayne Lane, Cranbrook to Whimple, southbound trail to Exeter Airport Business Park, northbound trail to Broadclyst village.	S106 £2,530,000 (at 1Q 2020)	DCC / Devon and Torbay Combined County Authority (DTCCA)	TBC	A Planning permission has been granted for the Cranbrook to Mosshayne E3 cycle route extension and scheme approved for construction at DCC Cabinet March 2026.	DCC / DTCCA

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					Feasibility study for new crossing of railway line, supporting IDP route 4 (Northbound trail to Broadclyst) to be completed March 2026.	
Pavilion and 8 team changing rooms for Treasbeare Sports Hub		S106 £1,350,000 (at 1Q 2020)	EDDC or Treasbeare developer	TBC		
4 no. Tennis Courts with flood lighting	Provision to be at Treasbeare sports hub	S106 £373,000 (at 1Q 2020)	EDDC or Treasbeare developer	TBC		
Shared cars and e-bikes	Provision of shared cars and e-bikes throughout Cranbrook expansion areas to support multi-modal travel.	S106 £300,000 (at 1Q 2020)	DCC / Devon and Torbay Combined County Authority (DTCCA)	TBC	R Since the adoption of the Cranbrook Plan the previous provider of shared cars and e-bikes went into administration. DCC has now procured a new provider of shared cars but they are presently only operating in limited locations in Exeter at present. DCC has not yet procured a new shared e-bike provider.	DCC /DTCCA
Education						

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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.	<p>S106 £8m (420 place primary school) - £12m (630 place primary school) depending upon which school (at Q1 2020).</p> <p>DCC to secure funding for any shortfall.</p>	DCC as education authority	Primary school – September 2028 notional opening date / delivery of phase one to be completed	<p>G</p> <p>The first primary school is due to be the 630 place (3FE) primary school at Cobdens and all parties working to this expectation. Transfer of the Cobdens school land to DCC determines this, which is expected to take place by July 2026. Planning application valid January 2026, however amendments are now being made to the design which has caused delay to the delivery programme. Depending on timing of funding availability, may be delivered in phases, first phase to be 1FE with capacity for two bulge classes + early years provision for 0-5 year olds. Approval to bring the school forward will be subject to DCC Cabinet approval.</p>	Karen Worthington DCC

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Secondary School expansion	Phased project to expand secondary education provision at Cranbrook Education Campus to accommodate additional pupils from the expansion areas	S106 contributions (Category 4)	DCC Ted Wragg Trust	Ongoing	<p>G</p> <p>A number of phases of this project have been undertaken, including the fitting out of the mothballed wing at the rear of the building for teaching spaces and expansion of the dining hall. The school will be further expanded through extension of the building. This will be subject to the grant of planning permission, availability of funding and formal decision making but detailed design work is underway. An expansion of the kitchen is also currently underway, due to complete in August 2026.</p>	Karen Worthington DCC
Special Educational Needs School (SEND)	Additional SEND education provision	S106, DfE	DCC as education authority School Governance (multiple/TBC)	2026 - 2030	<p>R</p> <p>Due to ongoing delays with the DfE's free school programme, DCC has opted to accept DfE funding to address the</p>	Karen Worthington DCC

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					need for additional SEND provision more immediately rather than wait for a DfE delivered free school. In line with national SEND reform, the priority is to deliver specialist hubs in mainstream settings. The first specialist hub in East Devon is due to open at Exmouth College later this year, with another to follow at Honiton College. Options within Cranbrook will also be explored.	
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	February 2026	R Following comprehensive review, the project was agreed to be closed by EDDC's Cabinet on 1 April 2026	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	G	Andy Wood Naomi Harnett EDDC

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					Procurement for a new ESCo went live on 8 May 2026 and initial tendering period closes 3 July 2026.	