**Cranbrook Community Centre – ready for lift off ! – How are we going to do it ?**

Cranbrook has an elderly community building, the Vestry Hall, which is very well used but as it is listed it cannot be reconfigured for modern use.

Cranbrook and Sissinghurst Parish Council will shortly be the owner of part of Wilkes Field and the site of the Tanyard Dental Surgery, with rights of access agreed both through the Regal and the Tanyard car parks. This enables the Community Centre Project to be restarted.

Circumstances have changed since previous planning permission was granted in 2016.

Cranbrook Sports Club are planning new facilities with a large function room, the completion of the new High Weald Academy buildings, and the closure of the Tunbridge Wells Borough Council facilities in the Weald Information Centre all contribute to a change in requirements for a community building.

Recent changes to the delivery of health services mean there is an identified requirement for a new medical centre in Cranbrook and our site is the preferred option, giving us an anchor tenant.

**Objectives**

To build a community Facility with adjoining medical centre on the ‘Wilkes Field’ and neighbouring land.

**Scope**

Explore the business case and land-use options to create a plan which can be costed to deliver a viable outcome for the community and health care professionals.

**Constraints**

Several key issues have already been identified, Planning permission, Topography, Access, User Requirements and Finance. As new constraints are identified, they will be noted and addressed.

**Assumptions**

All land transfers will be complete by the start of the 2020/2021 fiscal year.

TWBC will allow a new planning application, without involving the rest of the Wilkes Field site.

CSPC agree to move ahead with the project.

**Risks**

The Health Centre has a short deadline – 2024. If we are unable to meet their timeline we may lose them as a partner.

Finance is too expensive to make a viable project.

**Initial budget**

The Parish authorise the sum of £25,000 from the reserved project budget to develop the project, cost the options, and create a brief for architects.

**Management of the Wilkes Field Project. December 12th 2019 - DRAFT**

The Steering Group involved so far had as its sole objective the procurement of the land, the access rights and the Construction access rights.

This has involved the 3 land owners (TWBC, Mr Johnson and the Parish) and the Co-Op who control the rights of access.

Their work over the last 2 years had resulted in the overarching agreement being signed by the Parish Council on December 4th 2019. The subordinate contracts are now being signed.

All along we have been advised by Buss Murton to protect the Parish, and Bridget Veitch has followed the contracts from the beginning on behalf of the Parish Council, for which we owe her a debt of gratitude.

Once the contracts have been signed, the project then becomes a Parish project, with input from TWBC and liaison with Mr Johnson and his developer.

As of January 2020, there will be a new Steering group with several work programmes. These programmes will change over time as the development takes place.

Individuals will take charge of each work theme, with volunteers / willing helpers and professional advice to help and support, to ensure the work is robust.

The Chair of the Parish Council will chair the steering group.

A Project manager will be appointed once the group agree the fundamental direction and timescale of the project

Currently the work themes, and people leading them are:

**Construction: Colin Gilbert**

**Planning: Bridget Veitch**

**Community User requirements: Lee Hatcher, Wendy Waters**

**Medical requirements: Dr Charlesworth, or his nominee**

**Finance: Carl Meewezen**

**For Mr Johnson: David Rivers**

**TWBC: Jonathan White**

Much work has already been done over the last 20 years, which needs to be revised.

Kim Fletcher

Chairman, Cranbrook and Sissinghurst Parish Council, December 8 2019