

Breakdown of the Housing target for Cranbrook as set out in the Adopted East Devon Local Plan and the submitted Cranbrook Plan.

East Devon Local Plan 2013 - 2031

The East Devon Local Plan was tested through an examination and adopted by the Council in January 2016.

The approach for Cranbrook was set out in the two policies (Strategies 2 and 12) which are explained in Tables 1 and 2 below.

Table 1: Breakdown of Housing Figures for Cranbrook in Strategy 2 of the East Devon Local Plan 2013 – 2031 (adopted January 2016)

Strategy 2 - Scale and distribution of residential development (Housing potential at Cranbrook based on Housing Monitoring period)	Number	Explanatory text																														
7,769	596	<p><u>Dwellings Built 1 April 2013 to 30 September 2014</u></p> <table border="1" data-bbox="629 1018 1827 1350"> <thead> <tr> <th></th> <th colspan="3">Housebuilder and application number</th> <th></th> </tr> <tr> <th>Completions</th> <th>Consortium Cranbrook Phase 1 03/P1900</th> <th>Cavanna 14/0300/MFUL</th> <th>Wainhomes 12/0754/MRES</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Apr 13'-Sept 13'</td> <td>156</td> <td>0</td> <td>0</td> <td>156</td> </tr> <tr> <td>Oct 13'-Mar 14'</td> <td>263</td> <td>0</td> <td>0</td> <td>263</td> </tr> <tr> <td>Mar 14'-Sept 14'</td> <td>151</td> <td>0</td> <td>26</td> <td>177</td> </tr> <tr> <td>Total</td> <td>570</td> <td>0</td> <td>26</td> <td>596</td> </tr> </tbody> </table>		Housebuilder and application number				Completions	Consortium Cranbrook Phase 1 03/P1900	Cavanna 14/0300/MFUL	Wainhomes 12/0754/MRES	Total	Apr 13'-Sept 13'	156	0	0	156	Oct 13'-Mar 14'	263	0	0	263	Mar 14'-Sept 14'	151	0	26	177	Total	570	0	26	596
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2,191

Sites with Planning Permission or Under-construction at 30 September 2014 (including allocation sites with permission)

Breakdown of permissions	
03/P1900 - Cranbrook Phase 1	2,900
14/0300/MFUL (Cavanna)	19
12/0754/MRES (Wainhomes)	55
Total	2,974
<i>Minus development already completed in Cranbrook</i>	
Completions	596
Completions prior to Plan Period	187
Overall Total	2,191

2,900 dwellings approved in application 03/P1900 - Cranbrook Phase 1 included as 'Existing permissions and completions' (3,500) in Strategy 12 Development at Cranbrook.

612

Sites that have made significant progress through the planning system or have acknowledged development potential (including allocation sites)

This figure is made up of additions to the original planning permission granted, initially for 2,900 homes, but with additions in the form of 587 extras as a revision to the planning permission that was initially granted (Application number 13/1752/MFUL) and 25 units expected in the form of a care home in the town centre.

Extra 612 dwellings included as 'Existing permissions and completions' (3,500) in Strategy 12 Development at Cranbrook.

	4,370	<p><u>Strategic Allocations (excluding those that already have planning permission / have made significant progress through the system)</u></p> <p>This figure is derived from the Housing monitoring undertaken at the time which is primarily driven by applications that were submitted and “live” at the time – comprising:</p> <p>15/0045/MOUT (in area of Bluehayes allocation of Cranbrook Plan); 15/0046/MOUT (in area of Treasbeare allocation of Cranbrook Plan); 15/0047/MOUT (in area of Cobdens allocation of Cranbrook Plan) and 14/2945/MOUT (in area of Cobdens allocation of Cranbrook Plan).</p> <p>The current status of these applications is reflected in the table previously prepared under reference PSD2.</p>
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Table 2: Breakdown of Housing Figures for Cranbrook in Strategy 12 of the East Devon Local Plan 2013 – 2031 (adopted January 2016)

<p>Strategy 12 - Development at Cranbrook</p> <p>(Housing allocations policy setting expectations at Cranbrook)</p>	<p>Number</p>	<p>Explanatory text</p>								
<p>7,850</p>	<p>3,500</p>	<p><u>Existing permissions and completions</u></p> <p>This recognises the full extent of planning permissions under references 03/P1900 and 13/1752/MFUL.</p> <p>Position as at 30/09/19</p> <table border="1" data-bbox="629 810 1733 1066"> <thead> <tr> <th data-bbox="629 810 969 884">Permission</th> <th data-bbox="969 810 1218 884">Total dwellings</th> <th data-bbox="1218 810 1467 884">Built during plan period</th> <th data-bbox="1467 810 1733 884">Not Built</th> </tr> </thead> <tbody> <tr> <td data-bbox="629 884 969 1066">03/P1900 & - 13/1752/MFUL Cranbrook Phase 1</td> <td data-bbox="969 884 1218 1066">3,500</td> <td data-bbox="1218 884 1467 1066">2,021</td> <td data-bbox="1467 884 1733 1066">1,479</td> </tr> </tbody> </table> <p>This area is shown on the East Devon Local Plan West End inset map as Cranbrook Phase 1 - W144A</p>	Permission	Total dwellings	Built during plan period	Not Built	03/P1900 & - 13/1752/MFUL Cranbrook Phase 1	3,500	2,021	1,479
	Permission	Total dwellings	Built during plan period	Not Built						
03/P1900 & - 13/1752/MFUL Cranbrook Phase 1	3,500	2,021	1,479							
<p>2,800</p>	<p><u>Allocations</u></p> <p>These are site specific allocations.</p> <p>Shown on the West End inset map as Cranbrook Expansion Areas W144B and W144C.</p>									

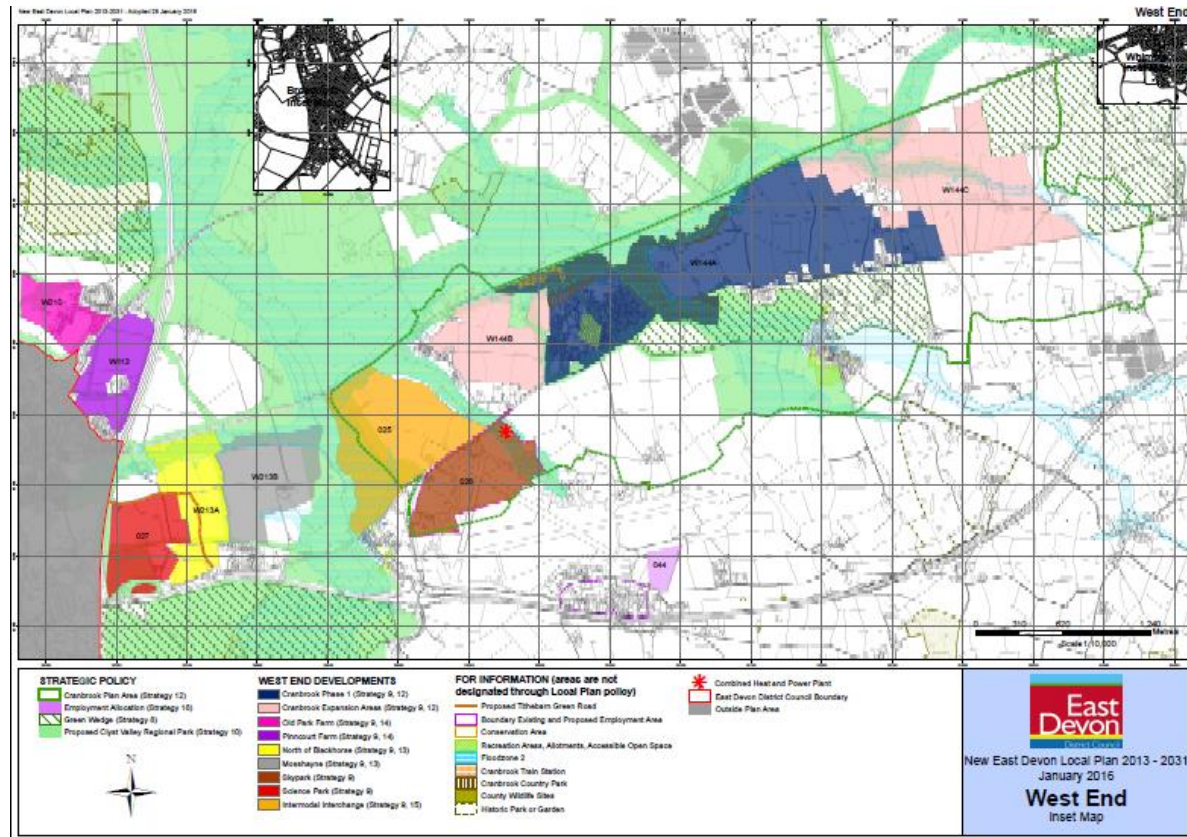
1,550

Further expansion/intensification

This makes up the additional target for Housing at Cranbrook.

Housing within this category should be located within an area of search shown on the West End Inset Map with a dotted green line.

West End Inset Map



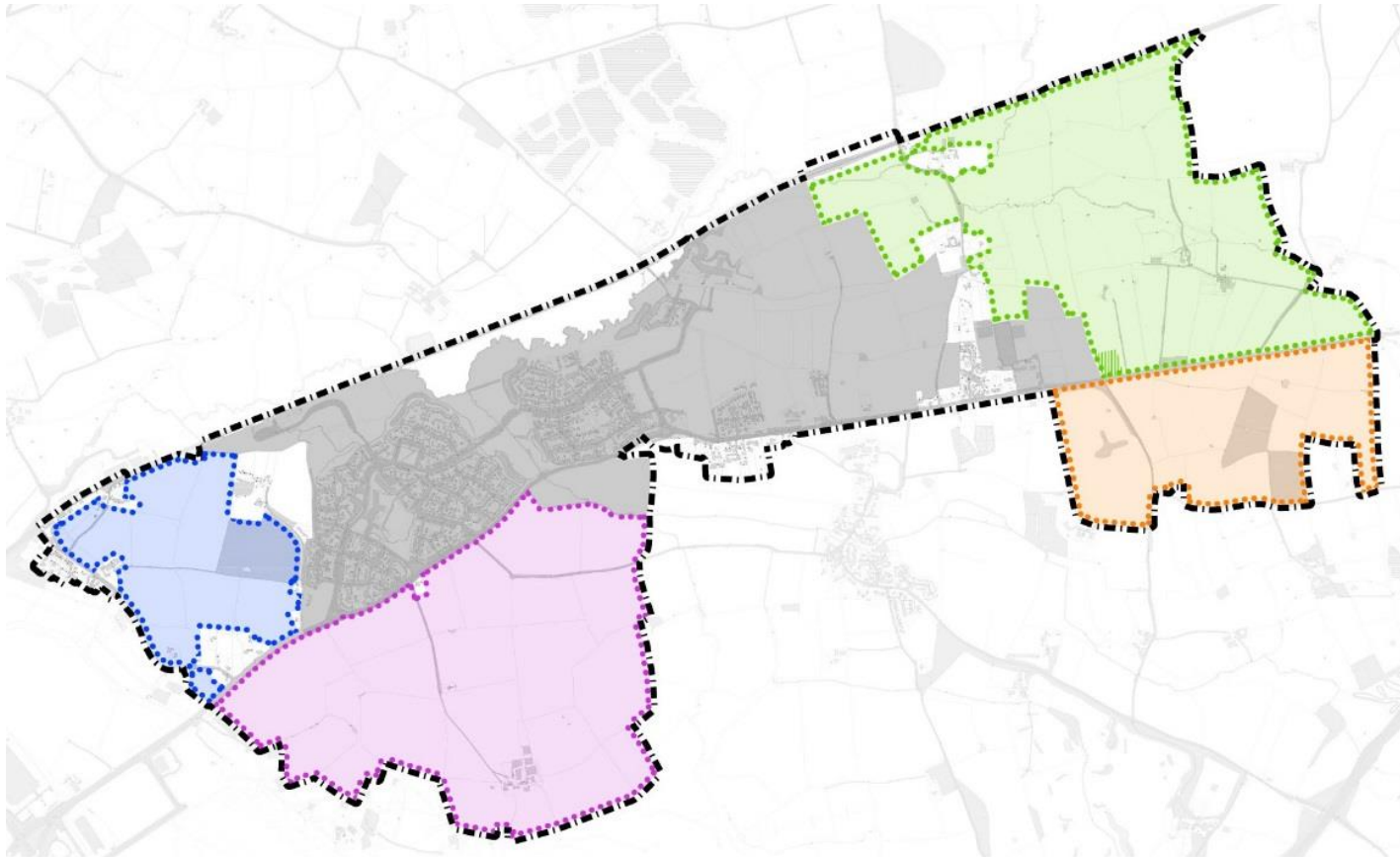
The Cranbrook Plan 2013-2031

Table 3: Breakdown of Housing Figures for Cranbrook in the submitted Cranbrook Plan.

Target Housing Figure for Cranbrook	Number of dwellings	Explanatory text
Around 7,850	3,500	<p><u>Existing Permissions and completions</u></p> <p>Brought forward from Strategy 12 ‘Development at Cranbrook’ of the Adopted East Devon Local Plan, shown as ‘Existing Cranbrook outline permission’ on the Cranbrook Plan Policies Map.</p> <p>This incorporates Phase 1 (W144A) existing permissions and completions identified on the West End Inset Map of the East Devon Local Plan.</p>
	Around 4,170	<p><u>Allocations</u></p> <p>The Cranbrook Plan contains policies which allocate four new expansion sites to meet the target contained within the ‘Allocations’ (2,800) and ‘Further expansion/intensification’ (1,550) part of Strategy 12 Development at Cranbrook of the East Devon Local Plan.</p> <p>These incorporate the two site specific ‘Allocations’ W144B and W144C identified on the West End Inset Map of the East Devon Local Plan.</p> <p>In addition there are new site specific allocations within the area of search identified on the West End Inset Map of the East Devon Local Plan.</p> <p>This will enable future applications to be assessed against one single plan.</p>

		<p>The four allocated sites are:</p> <ul style="list-style-type: none"> • CB2 Bluehayes Expansion Area (around 960 dwellings) Allocation incorporates Cranbrook Expansion Areas W144B identified on the West End Inset Map of the East Devon Local Plan. • CB3 Treasbeare Expansion Area (around 915 dwellings) Allocation situated within the Cranbrook Plan Area of search identified on the West End Inset Map of the East Devon Local Plan. • CB4 Cobdens Expansion Area (around 1,495 dwellings) Incorporates Cranbrook Expansion Areas W144C identified on the West End Inset Map of the East Devon Local Plan. • CB2 Grange Expansion Area (around 800 dwellings) Allocation situated within the Cranbrook Plan Area of search identified on the West End Inset Map of the East Devon Local Plan.
	<p>102</p>	<p><u>Approved Windfall housing</u></p> <p>Located within the area of search; recognised in housing monitoring but located outside of Local Plan Cranbrook allocations.</p>



Figure 1 of Cranbrook Plan identifying the four expansion areas and existing development.



Key

-  CB2 Bluehayes Expansion Area
-  CB3 Treasbare Expansion Area

-  CB4 Cobdens Expansion Area
-  CB5 Grange Expansion Area

-  Cranbrook Plan boundary
-  Existing Cranbrook Development

Scale: NTS
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