

**CRANBROOK PLAN DEVELOPMENT
2013-2031: February 2019**

**ANSWERS: Issues and Questions
For Examination
29 November 2019**

P. Boekman (367)

Matter 3 Housing Strategy

Issue 6 Is the Local Plan Positively Justified, Effective and Consistent with National Policy in Respect of Housing?

- Q37 The plan does not provide a choice to meet the needs of housing to meet the different groups in the community, there is no real identification within the Cranbrook Plan which indicates the mix. Within Cranbrook Common Publication 2016/2026 it states that Cranbrook is currently being occupied mostly by young families with parents aged between 23 and 35 and children under 5. East Devon has a much older age average. Therefore, there is no choice within the housing to meet the quota and needs of different groups in the community.
- Q38 The expansion area policies which are provided within the documents provided is extremely short of practical information and statements clarifying the type of environment, the types of property, the layout of the properties envisaged. There is no sufficient clarity and guidance of plan users and what is being provided is not adequate under the definition of sounds.
- Q39 It is not known whether the amount of housing proposed for Cranbrook will accord with the EDPP taking into account previously built home and those with planning permission. A planning application was submitted on the 28th June 2017 by Hallam Land Management in conjunction with Simmons Homes and Taylor Wimpey for the first development that is designated as Blue Hayes. This Planning Application is still live and it is not known whether it is additional to the Cranbrook Development or is it incorporated within it.
- QQ40 The housing figures given in the EDPP are not relevant with reference to the current financial and political climate.
- Q41 There is no justification for additional green filled sites at Cranbrook where existing ground filled sites within the district could reasonably meet the proportion of the need.
- Q46 There is no justification for a multitude of pitches incorporated in the expansion area to meet the needs of Gypsy and travelling communities. There is no evidence on the file that the travelling communities have been asked what their requirements are.
- Q47 There is no robust evidence within any of the documents submitted that infrastructure will be delivered at a sufficient rate and time scale to meet the housing targets. It is obvious that within Cranbrook Town Council Business Plan 2019-2024 that any finance with the infrastructure is based on developer's progress on completion of houses to provide funds for infrastructure i.e. the cart is going before the horse. There is no external finance available for the infrastructure inclusive of rail and road facilities.

- Q48 With reference to Question 37 - The plan does not make specific provision for housing needs of old and disabled people.
- AQ6 The main modification requirement is a proper evaluation of properties and housing required with the only provision in design which would increase quality and feasibilities and ensure that the housing allocation is not a developer led for profit participation only.