

## **East Devon DC Note to CIL Examiner following Postponement of Cranbrook Plan Viability Hearing**

The Examiner will be aware that the emerging Cranbrook Plan and revision of the CIL Charging Schedule are supported by the same Viability Study (submission documents 4a and 4b). The Cranbrook Plan examination hearing session on viability matters was due to take place on Thursday 13 February. However, in light of changes needed to address unresolved issues and disagreements between the council and the major developers relating to Cranbrook, on February 12<sup>th</sup> the Cranbrook Plan Inspector decided to postpone this viability session.

Further work on the Cranbrook part of the Viability Study is required, and the council is now working towards this. These changes do not have implications for the viability assessment outside of Cranbrook. The council must stress that whilst the additional viability work may affect some aspects of the Cranbrook Plan, it will not have an impact on the level of CIL to be charged at the town or the charging zone boundary identified in the proposed charging schedule. The Viability Study recommends a nil rate of CIL at Cranbrook, and this position is supported by all key stakeholders involved in its delivery (the district council, Cranbrook Town Council, Devon County Council, and the developers).

Regardless of any potential changes to the Cranbrook element of the Viability Study, it will remain the council's intention that Cranbrook will have a nil rate of CIL, with s106 being used as the mechanism for delivering key mitigation and infrastructure. Please note that the Council is not proposing to make any changes to the non-Cranbrook elements of the Viability Study and relies upon its content regarding the supporting evidence for the proposed Charging Schedule.

Thanks, Keith

**Keith Lane**  
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