

Additional Statement 5

Prepared for the examination of the
Cranbrook DPD

Response to the Inspector's Additional Questions

Queries to the Council for information/clarity

AQ20 – AQ21

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Queries to the Council for information/clarity

Full question and response	Question No. and Summary
<p>1.1 In table 3.12 of the Viability Report [PSD21A] four phases of development are referred to do these phases relate to the four allocations? If they do, which order do they appear or are they sequenced CB2 (Bluehayes), CB3 (Treasbeare), CB4 (Cobdens), and CB5 (Grange).</p>	<p>AQ20 – Phasing and sequencing of development</p>
<p>1.2 The four phases of development identified in table 3.12 of the viability report are to be read separately from and are not connected with the four allocation areas. The phases referred to in the table are purely used for the cashflow purposes and cover the total expansion area.</p>	
<p>1.3 The HCA DAT model used for the viability assessment uses phases with defined start and end dates to cashflow values and cost, as part of its working structure. In order to match the model inputs with the expected trajectory of development, different phases can be used to build up the pattern of development values and costs.</p>	
<p>1.4 The four phases referred to in Table 3.12 therefore relate to matching the overall values and costs of Cranbrook expansion development with the revised trajectory produced by the Council and these phases are not individually linked to the different allocations. This process takes into account the different timings for various infrastructure and s106/278 items as well as the different planned beginning and end dates for the four allocations.</p>	

<p>1.5 Reference is made at Appendix 3 as to SC policy proposed to be superseded by Cranbrook Policy - please clarify this comment in relation to the content of the table.</p>	<p>AQ21 – Policies to be superceded</p>
<p>1.6 The abbreviation SC was used in the key at the start of the series of tables, to denote where policies referenced in the East Local Plan section of the table, and which would ultimately be superceded (either in full or in part) by Policies in the Cranbrook Plan, are identified. For item 1 for example, (SC) is noted after Strategy 40 indicating that this Policy would in time be superceded although remains relevant to and informs the need for the identified infrastructure and its inclusion in the Cranbrook Plan and accompanying IDP.</p>	
<p>1.7 For completeness (SC) should also have been noted against the following: Strategy 38 where this appears in infrastructure item 64 Strategy 43 where this appears in Infrastructure items 39-41 and 43-51; Strategy 47 where this appears in infrastructure items 58-60 and 65</p>	

Appendices

There are no appendices to this statement