

**Independent examination of
the Cranbrook Local Plan –
Stage 2 Questions**

**Response to Questions AQ20 -
AQ21 (Queries to the Council)**

Prepared For
Cranbrook LVA

Respondent number 145

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1 QUERIES TO THE COUNCIL

AQ20. 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).

- 1.1 Whilst noting that this question is aimed at the Council, following the debate that took place during the hearing sessions, we must stress it is our understanding that the delivery of the four allocations will not be sequenced.
- 1.2 This position is confirmed in table 3.11 of the Viability Report (see below) which sets out the Cranbrook housing trajectory. It is clear that the LPA expect all allocation areas to be built out consecutively from 2022/23 onwards.

Table 3.11 Cranbrook housing trajectory

Area	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total
Bluehayes					20	65	150	179	150	159	150	87			960
Treasbeare				30	105	105	105	105	105	105	105	105	45		915
Cobdens				40	100	120	185	192	192	168	130	130	130	108	1495
Grange				20	67	85	97	115	115	115	72	55	55	4	800
Expansion Area Total	0	0	0	90	292	375	537	591	562	547	457	377	230	112	4170
Net of self-build				75	277	360	522	576	547	532	442	362	215	96	4000
Amended for cashflow				75	277	360	522	561	561	532	442	362	215	96	4000

Figure 1 - Table 3.11 taken from PSD21A Cranbrook Viability Report

- 1.3 This position was also confirmed in Paragraph 1.21 of East Devon District Council’s Matter 8 Hearing Statement (Phasing) stated that:

*“Subject to the resolution of the school place provision, and in this regard both the potential for temporary classroom provision needs to be explored as well as the overlap in housing delivery between the consented Cranbrook Phase 1 and expansion development, **it is anticipated that development at Cobdens (through the Farlands development) would commence first (our underlining and emphasis).** This would be*



closely followed by development at Treasbeare and the first of the Grange parcels demonstrating the Councils belief that with different developers and different parts of the market being targeted it is possible to get a number of the expansion areas underway at the same time to ensure prompt housing delivery.”

- 1.4 Obviously we await sight of the LPA’s hearing statement on this matter, but as such, subject to the delivery of appropriate school place provision (and other application specific requirements) there is no apparent reason why one expansion area should be sequenced in advance of others.