

Additional Statement 3

Prepared for the examination of the
Cranbrook DPD

Response to the Inspector's Additional Questions

Implications for housing delivery AQ14 – AQ15

General Question AQ16

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Implications for housing delivery

Full question and response

Question No.
and Summary

1.1 **The revised papers adjust the housing trajectory for Cranbrook to beyond the 2031 date specified in the plan. What are the implications of this extended period for the Cranbrook Plan bearing in mind the requirement to review the plan in accordance with (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012) every five years?**

AQ14 – Implications of an extended plan period

1.2 No Council comments.

1.3 **What is the delivery plan/timescale for the extra care provision to which the £3.5 million contribution relates and where in the housing trajectory figures is this provision accounted for? [Council]**

AQ15 – Delivery Plan/timescale for the extra care provision

1.4 The delivery process for delivering an Extra Care Housing (ECH) scheme generally takes between 3.5 and 5 years depending upon the partnering arrangements between the Local Authority (Devon County Council) and the Registered Provider.

1.5 In this instance it is recognised that the £3.5m contribution plays an important role in helping to unlock that development and therefore unless a mechanism can be found to forward fund, delivery is entirely tied up in not only the timescales for the DPD and determining the

expansion area applications, but also the receipt of the subsequent Section 106 monies.

- 1.6 The delivery of the extra care housing is not included within the Cranbrook housing trajectory which only considers the delivery of the 4170 houses which are located in the four expansion areas. Land for the extra care accommodation has already been secured in the town centre through Cranbrook Phase 1. All dwellings/accommodation associated with the existing outline consent is accounted for within the housing monitoring for the District as a whole rather than that which supports the Cranbrook DPD. The latest housing monitoring report for the District which was published in October 2019 and can be found on the [Councils website](#)¹, shows that Cranbrook Phase 1 is expected to be built out by 2024/2025*. Based on the timescale for funding as well as procurement and delivery it can be expected that the development of the extra care would form part of the final phase of development associated with Cranbrook phase 1 and is likely to come forward towards the end of the current trajectory.

* The housing trajectory shown in the monitoring report does not reflect the latest trajectory for the Cranbrook expansion areas and which is set out within the viability report as this has been prepared and published since the monitoring report was published in October 2019.

¹ <https://eastdevon.gov.uk/media/3434143/housing-monitoring-update-to-year-end-31-march-2019.pdf>

General questions

Full question and response	Question No. and Summary
2.1 Are there any other matters which are critical either individually or cumulatively to the issue of viability of the expansion allocations?	AQ16 – Other matters critical to the issue of viability
2.2 No Council Comments	

Appendices

There are no appendices to this statement