

**Appendix 18 – AQ70-AQ71 – Stoke Ferry (G88.3) – RCA Regeneration Ltd, 28/02/2024**

Good afternoon Michael

The following responses to the Inspectors Additional Questions are provided on behalf of Freebridge Community Housing in relation to the Stoke Ferry allocation G88.3.

AQ70. Is the expected delivery of dwellings on the site allocated by Policy G88.3 in 2028/29 (5), 2029/30 (5) and 2030/31 (2) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]? [Delivery is expected to be as follows: 2025/26 \(15\) and 2026/27 \(14\).](#)

AQ71. What evidence is there to support the development of this site (G88.3), given that no development has commenced on site, planning permission for 29 dwellings has lapsed and there is no indication that a further planning application is forthcoming? [A full planning application for the erection of 29 no. dwellings ,Village hall car park and associated infrastructure was submitted last year \(23/01475/FM\). Members resolved at Planning Committee on 9<sup>th</sup> January to grant planning permission for the proposed development subject to conditions and completion of a S106 agreement. The legal agreement is expected to be completed and the decision issued within the next week.](#)

In responding to individual question(s), please consider the following matters:

1. Do you have up to date information about progress on your applications site? [Yes.](#)
2. Have you submitted a planning application for this site? [Yes, a full planning application for erection of 29 dwellings, Village hall car park and associated infrastructure was submitted last year \(23/01475/FM\) and received a resolution to approve at committee in January 2024.](#)
3. Following receipt of Decision Notice is the development planned on this site? [Yes, a decision is expected imminently and subject to discharge of pre-commencement conditions a start on site is scheduled for Sept 2024.](#)
4. Has development work started on your application site? [Not in relation to the current application. Start on site is expected in Sept 2024.](#)

I trust this is of assistance however if you need any further information please don't hesitate to contact me.

Kind regards

Helen

XXXXXX

XXXXXXX BSc

(Hons),

DipTp, MRTPI

Director

(East

of

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