

**CRANBROOK PLAN DEVELOPMENT
2013-2031: February 2019**

**ANSWERS: Issues and Questions
For Examination
29 November 2019**

P. Boekman (367)

Matter 7 The Grange Expansion Area

Issue 10 Is the Grange Allocation (Policy CB5) Positively Prepared, Justified and Effective?

Q106 (a) The acquisition of land is as legal procurement carried out by East Devon District Council (to be confirmed).

(b) There is no concise supporting evidence within the East Devon Local Development Scheme, the Cranbrook Common (Ginkgo June 2016), the Cranbrook Plan 2017-2031 and the sustainability appraisal of the Cranbrook master plan October 2017 that adequate preparation has been made within the development feasibility that there has been appropriate access for vehicles and pedestrians.

(c) There is no concise supporting evidence within the East Devon Local Development Scheme, the Cranbrook Common (Ginkgo June 2016), the Cranbrook Plan 2017-2031 and the sustainability appraisal of the Cranbrook master plan October 2017 that adequate preparation has been made within the development feasibility that there has been appropriate access for infrastructure and services including environmental constraints.

Q107 (a) There is no concise supporting evidence within the East Devon Local Development Scheme, the Cranbrook Common (Ginkgo June 2016), the Cranbrook Plan 2017-2031 and the sustainability appraisal of the Cranbrook master plan October 2017 that adequate preparation has been made within the development feasibility that there has been appropriate access for vehicles and pedestrians.

(b) There is no proper documentation in place evaluating the landscape impact which this development will cause.

(c) There is no further documentation in any of the feasibility reports produced which fully assess flood risk management due to redevelopment.

Q108 Refer to Rockbear Neighbourhood Plan.

Q110 Refer to East Devon District Council.

Q112 There appears to be no firm financial or feasibility report for the commercial development on the London Road.

Q115 The allocation of Percy Wakely Woods as part of the SANG is justified and effective.

Q116 The impact of development on the Grange parkland would be disastrous.

AQ10 The Grange Expansion Area should be modified reference Issue 9.